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GEORGIAN BAY

ACCESSIBLE SECLUSION - RUSTIC LUXURY

VIRGIN ISLANDS & BAHAMAS

10 CARIBBEAN ISLAND DEVELOPMENTS

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During our more than 15 years in the industry, we have developed a range of platforms that ensure our clients receive the greatest visibility and access to the best properties. Our flagship website, Private Islands Online, was instrumental in launching the market for private islands. With more than 750 islands for sale or rent and a subscriber base of more than 60,000, it's the first stop for potential island buyers to begin their search for paradise.

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HARRY FRITH

DIRECTOR OF PHOTOGRAPHY, HGTV: ISLAND HUNTERS



Panama, Australia, Fiji, and Belize. You see islands that are like something out of a James Bond film, with homes that are beautifully designed and full of technology and other islands that are more affordable and still have all the beauty around them. We've been with people who have USD 10 million budgets and people with USD 300,000 budgets. The show ranges from the aspirational to the doable.

I'm fortunate to see the islands from every angle and view: from the air, from the water, and also filming on foot. The appeal for me is the privacy and the wonderful water views. When looking for an island to buy, your environment is what you need to consider first of all – what's around you, the weather conditions. Also, transport. How easy is it to get to and from the island with supplies?

Georgian Bay, Ontario is probably the most beautiful place that I've been and it was one of the first places we went. It really left an impact on me. It has all the seasons. You're able to swim there in the summertime, the water's really warm, and then the water freezes over in winter. It's also easily accessible so you could get to your island every week or two. We stayed on Chris's island there, had a great meal and sat on the deck and looked at the stars reflected on the water. Sleeping is so peaceful because there's nothing around.

The question people always ask me is, "How do these people afford this?" And I just say, "It's not always out of reach. Mostly they just work hard and they make good financial decisions. There are small affordable islands all over."

But I can't make a decision on my own island yet, because we've got so many more islands to see for the show.

Harry Frith
Director of Photography, HGTV: Island Hunters

When I was a kid growing up in Australia in the '70s my father used to buy a lot of land and one of his purchases was Goat Island on the Sunshine Coast of Queensland. We went out there on an old boat to see the island and while we were walking around, the tide went out and the boat broke down, so we were stranded overnight. I loved that we got to make a fire and build a place to stay. That was my first great island experience.

But my father sold the island a few years later and that was it for private islands – until a few years later, when the opportunity to relive some of that private island magic arose. In 2013, I got a call from World of Wonder Productions and Private Islands Inc., the companies behind HGTV's "Island Hunters." Soon I was traveling from one gorgeous island to the next as Director of Photography for the hit series.

I'm doing the show with Chris Krolow, the publisher of this magazine, and we've shot over 100 islands, including properties in Canada, Tahiti, the Philippines,

PRIVATE ISLANDS

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CHRIS KROLOW

ISLAND HUNTING AROUND THE WORLD



Welcome to the Spring/Summer 2015 issue of Private Islands Magazine, a personally curated collection of the finest in private island real estate for sale or rent in the world. As CEO of Private Islands Inc. and an island owner myself, I'm dedicated to sharing the beauty, value, and attainability of island life with the widest possible audience.

Helping me to further that vision is my role as executive producer and host of the successful HGTV series "Island Hunters," where each episode gives viewers a bird's eye view of a globe-spanning array of private islands that are on the market. This issue's guest editor is Australian Harry Frith, the director of photography for the series, who brings to your living room the amazing visuals from our global island-scouting trips. We've filmed hundreds of islands together, but I never get tired of the incredible views from the helicopter as we select the most inspiring locations to showcase.

You'll find plenty of those inspirational places in these pages, including new islands on the market in Fiji. One

such South Pacific gem, Macuata Island (p. 30), is not only a rare opportunity to own a freehold island in one of the most beautiful places on earth, it also has its own resident endangered species – the white-crested iguana.

If you're searching for excellent development opportunities, look no further than the Caribbean, where White Island, Grenada (p. 34) and Walker's Cay, Bahamas (p. 78) are currently for sale. White Island, an undiscovered freehold property off the southern coast of Carriacou, has the kind of gorgeous beaches and reefs that just call out for a boutique hotel or private estate to complement them. Iconic Walker's Cay, a legend of the sport fishing circuit, has the potential to surpass its former luster on the world stage with the right owner to shepherd its restoration.

In addition to all of the island properties we spotlight, Private Islands also provides insider knowledge on the latest tools to enhance island ownership. I love sharing updates on innovators like Sea-Suite (p. 52), a company that has perfected a line of highly transportable and adaptable lodging designs to keep your island development footprint small and your comfort level high.

For those of you that want the private island experience, but aren't ready to commit to ownership, Private Islands remains at the forefront of marketing islands for rent in their entirety. Our front cover star is Cayo Espanto (p. 18), a luxurious rental island with seven villas off the coast of Belize; Fregate Island (p. 24) delivers top-notch modern amenities in the exotic landscape of the Seychelles, while Coco Prive Kuda Hithi Island (p. 1) creates the ultimate escape in the Maldives.

Whether you're looking for an island to call home, a long-term investment opportunity, or a relaxed getaway, I'm confident that Private Islands can help you find it. Happy island hunting!

Chris Krolow
Publisher, Private Islands Magazine
CEO, Private Islands Inc.



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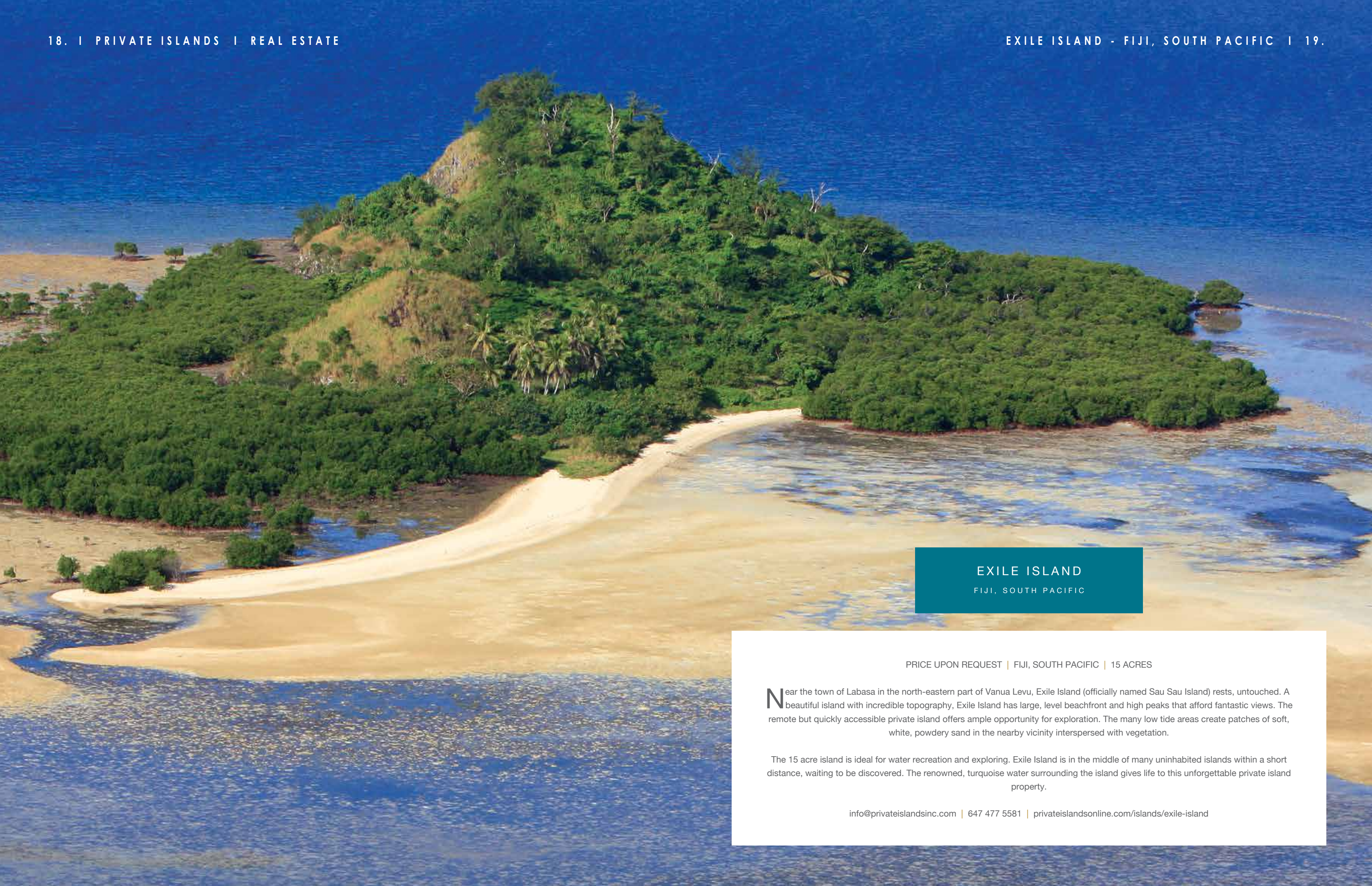
NUKUDRAU ISLAND
FIJI, SOUTH PACIFIC

PRICE UPON REQUEST | FIJI, SOUTH PACIFIC | 46 ACRES

A natural wonder and one of the last remaining freehold islands in all of Fiji, Nukudrau Island is located in the largest bay in the Southern Hemisphere, Netewa Bay and is surrounded by the crystal clear waters of the South Pacific. Netewa Bay is calm and teeming with every type of sea life that the South Pacific has to offer and the most amazing snorkeling and diving and fishing in the world are literally in your front yard.

Nukudrau is subdivided into 25 individual lots with separate titles. All of the lots are beachfront or waterfront and some allow for over-water villas. The topography of the island is incredible with 7 peaks that rise up out of the sea; every home will have an amazing view. Nukudrau is a short boat ride from the port town of Savusavu with daily flights from Nadi international airport.

info@privateislandsinc.com | 647 477 5581 | privateislandsinc.com/islands/nukudrau-island



EXILE ISLAND
FIJI, SOUTH PACIFIC

PRICE UPON REQUEST | FIJI, SOUTH PACIFIC | 15 ACRES

Near the town of Labasa in the north-eastern part of Vanua Levu, Exile Island (officially named Sau Sau Island) rests, untouched. A beautiful island with incredible topography, Exile Island has large, level beachfront and high peaks that afford fantastic views. The remote but quickly accessible private island offers ample opportunity for exploration. The many low tide areas create patches of soft, white, powdery sand in the nearby vicinity interspersed with vegetation.

The 15 acre island is ideal for water recreation and exploring. Exile Island is in the middle of many uninhabited islands within a short distance, waiting to be discovered. The renowned, turquoise water surrounding the island gives life to this unforgettable private island property.

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CAYO ESPANTO
BELIZE, CENTRAL AMERICA

For those who want their own private island, Cayo Espanto provides the ultimate in luxury and total escape. Located three miles from San Pedro off the coast of Belize, it's easily accessible in less than two hours from Miami, Atlanta, Charlotte, and Houston.

Exceptional snorkeling and scuba diving in the Western Caribbean waters; unbelievable fly-fishing for bonefish, tarpon, barracuda, or snapper; windsurfing and sailing; birdwatching tours; Mayan Ruin and exotic jungle adventures; and spa services are just a few of the heavenly activities that await you at Cayo Espanto.



Graced with an average temperature range from 23C (73F) in the winter to 29C (84F) in the summer, the four-acre island also features premium accommodations. Choose from five lavish Caribbean front villas, one smaller waterfront bungalow, or one over-the-water bungalow – all with a staff to guest ratio of two-to-one. And by waterfront, they mean the waves are almost lapping at your bedside. Plus, the villas are situated so that you may not see another guest for the duration of your stay.

The skilled cooking staff offers an international menu created from the local tropical produce and fresh seafood, which is tailored to your dietary needs and culinary desires. Whether breakfast in bed or a candlelit dinner on your private veranda, your palate will be pampered.

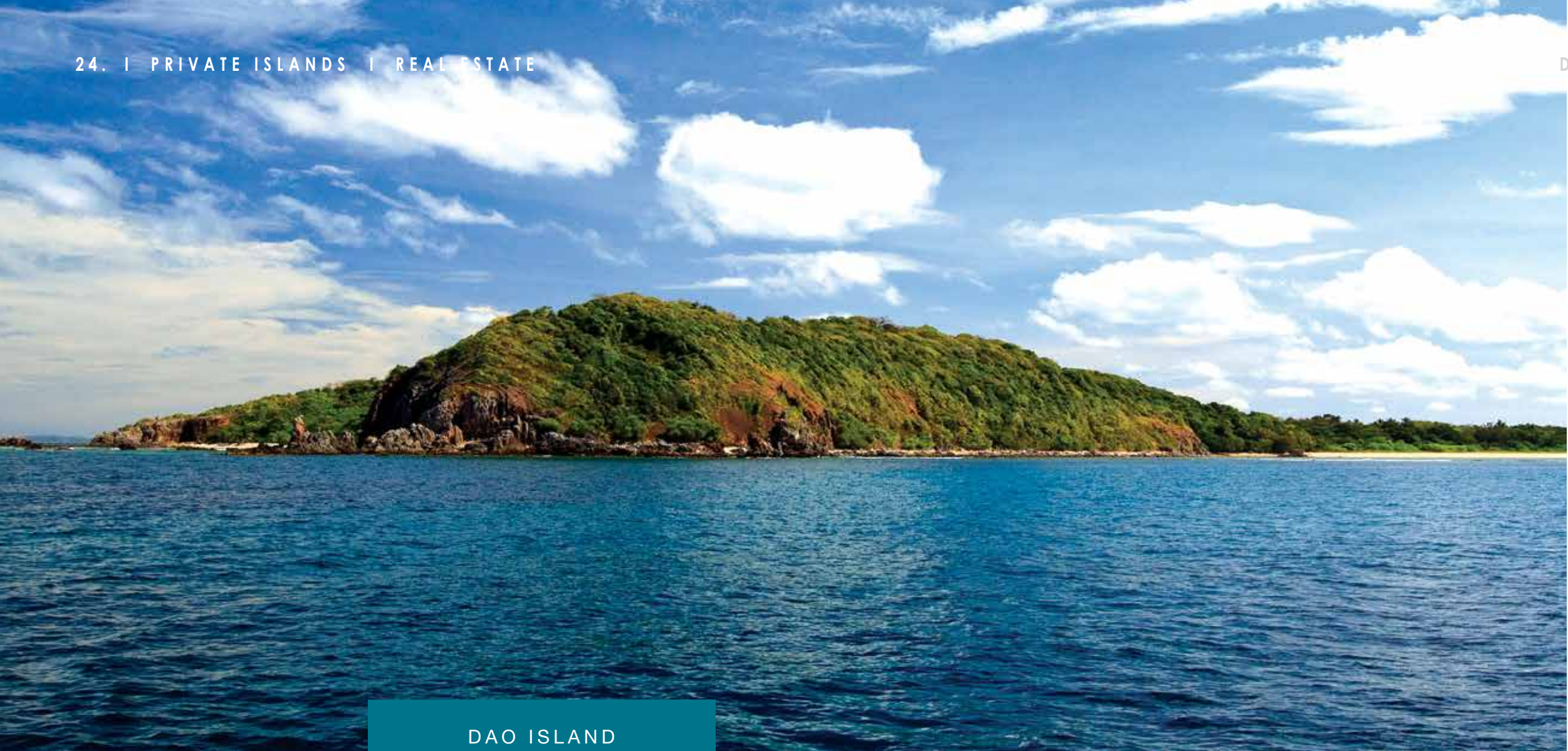
Rates range from USD 1,495- 2,495 per night per couple, or you

may rent the entire island for USD 14,000 - 20,000 per night. The island accommodates a maximum of 18 guests. Rates include a personal houseman, three tailored meals a day, snacks, all drinks (except champagne, wine, and cordials), and non-motorized water sports.

Despite the raft of available activities, your most challenging decision of your restful stay might be whether to relax in your plunge pool at the water's edge, or on the twin lounge chairs at the end of your own dock.

For reservations and more information:
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Office: 910.323.8355
Fax: 910.323.4272
Email: reservations@privateisland.com





DAO ISLAND
BUSUANGA, PHILIPPINES



The Philippines consists of more than 7,100 islands, but even with this much competition, it's easy to see why Dao Island presents the investment opportunity of a lifetime. Dao Island distinguishes itself with incredibly beautiful natural seascapes and unspoiled landscapes. Palawan, the region in which Dao is located, has been named by National Geographic as the best island destination in Southeast Asia and a top 10 island destination in the world.

But what makes Dao so ripe for development is that all necessary permits, licenses and approvals are in place for building. The Philippine government is pushing this region for expanded tourism, with the proof of the area's potential already evident in a thriving five-star resort – Aman Resort's Amanpulo Island. The word is that Dao has even better raw potential.

Lush Dao – spreading over 118 verdant acres and located 10 miles off the western coast of Busuanga – features two miles of coastline, with more than a half mile of clean, white, sandy beach that can clearly be seen in aerial photos. Tiptoe from the idyllic beaches into luminous water, perfect for all underwater and overseas sports.

The island rises to 260-foot cliffs and incorporates a tropical rainforest geared to ecotourism. The potential building development area is flat, protected from the open sea, and has a hilly backdrop. The rich underwater life includes dolphin, dugong, blue marlin, barracudas, tuna, lobster, shrimp, and octopus, making it an exciting fishing destination. Undersea legend Jacques-Yves Cousteau describes the Palawan region as “the most beautiful place he ever explored.”

If this isn't enough perfection, the climate of the area makes other islands swoon with jealousy. Most significantly, Dao is out of the typhoon belt and certified as a seismic safe, tsunami-free zone. The travel time to the island is a reasonable 40-minute flight from Manila to the soon-to-be-expanded Busuanga Airport; from there, it's only a picturesque one-hour road-and-sea trip away.

The Palawan region is poised to become a major tourism destination thanks to the governmental endorsement, and Dao's affordable USD 5 million purchase price includes 1,000 pages of documentation to support this development dream. This is an opportunity positioned to shift into overdrive from the get-go.



DAO ISLAND
Busuanga, Philippines
118 acres

USD 5,000,000

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FREGATE ISLAND PRIVATE
SEYCHELLES, AFRICA

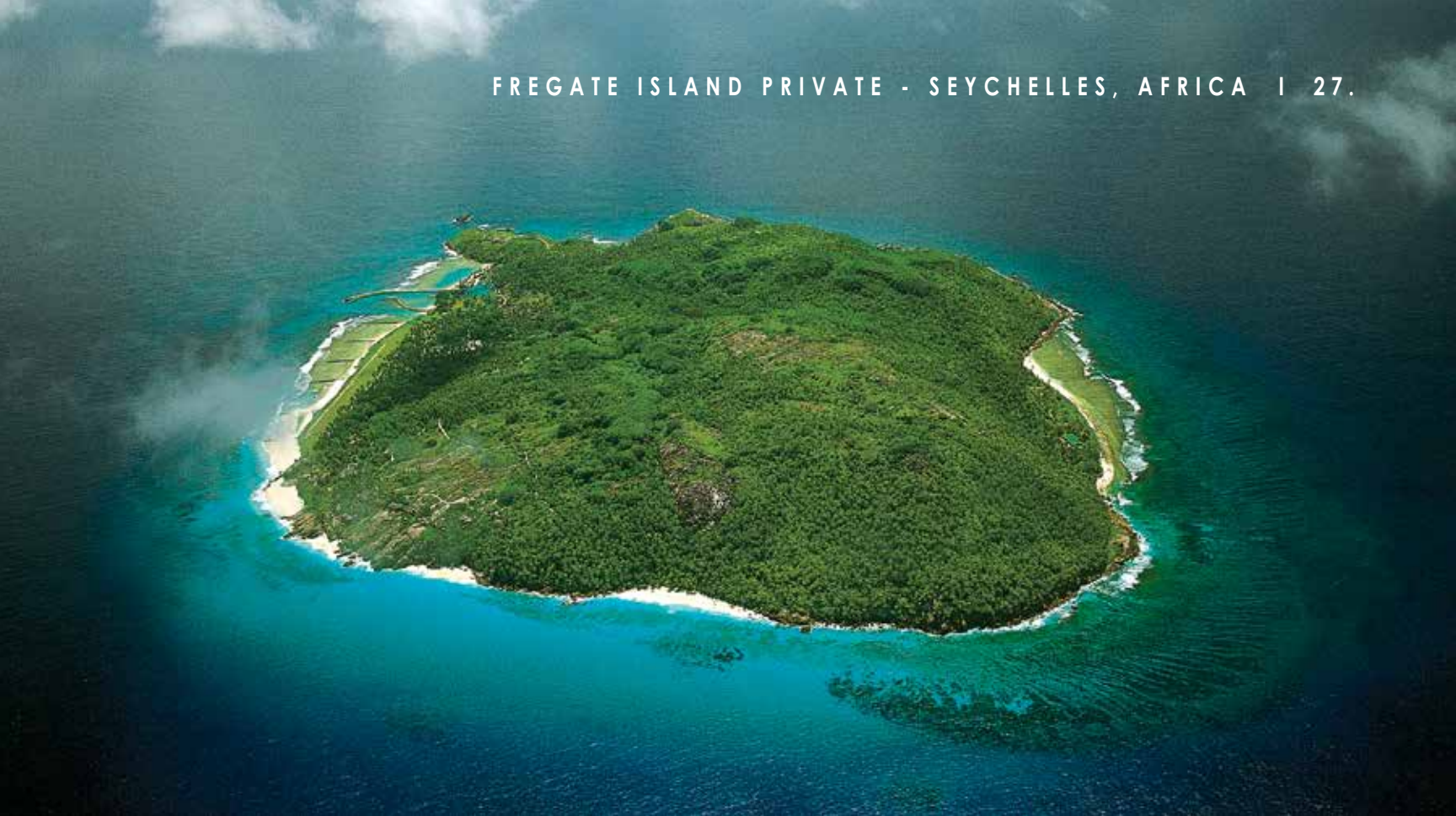
Only specialists in luxury, like the visionaries behind the Oetker Collection, could dream up the experiences on Fregate Island Private in Seychelles. Four degrees south of the equator, the private island getaway is a pioneering blend of modern, elegant amenities and lovingly preserved flora and fauna.

At the Rock Spa it is common to be greeted by friendly, free roaming Aldabra Giant tortoises during a professional welcome massage that is offered to each guest upon arrival. And where else in the world could you sip high tea before donning scuba gear and teaming up with an ecologist to explore sensational stretches of reef? There is even a resident conservationist on hand to explain the 50 types of indigenous, organically farmed fruits and vegetables grown and freshly culled for each meal. Fregate Island Private's visitors are free to customize every aspect of their dining experiences, creating the perfect opportunity to experiment with new kinds of produce. And if the warm waters are too idyllic to leave, the kitchen chef and dedicated staff will gladly come to you and create a seaside picnic.

Between the island's ecologically rich interior and the mighty Indian Ocean are seven beaches of powdery sand, some nestled against the base of craggy granite hillsides. At the peak of the tallest of these hills, Mont Signal, guests can enjoy cocktails and a stunning panoramic view.

Atop a hill on its own secluded peninsula, the regal Banyan Hill Estate is equipped with its own chef, butler, and maid to complement the luxurious ocean views. Sixteen Private Pool Residences are dotted throughout the island. Each is complete with a butler, private dining areas, infinity pool and dining pavilion overlooking stretches of jungle, beach, and deep-blue ocean. The perfect marriage of natural wonders and highly personalized hospitality, Fregate Island Private is one of the most unforgettable island destinations the world has to offer.

For information and reservations, please visit www.fregate.com or call +49 (0) 7221 900 9922.





EMBRACE THE FIJI LIFE
WAVI ISLAND, SOUTH PACIFIC

By LoAnn Halden

Fiji naturally soothes the soul. The pace is slower, the people are warm and welcoming, and happiness is downright contagious in this republic of 333 islands. It's impossible to hold onto stress when the rustle of palm fronds in a South Pacific breeze and the gently lapping waves of the Koro Sea harmonize outside your front door. And there is no time like the present to embrace these magical qualities and embark upon a healthier way of living.

Nestled off the shore of Vanua Levu – and accessible via private bridge – 27-acre Wavi Island is your first-class ticket to the best that Fiji life has to offer. Lush jungle and swaying coconut palms cocoon a maximum of 20 possible freehold lots for sale, all more than a half-acre in size. The accompanying custom-build villa

packages incorporate modern conveniences into Fijian designs that complement the landscape. This is a rare chance to purchase a freehold lot in one of Fiji's most beautiful, tranquil locations.

The first private villa constructed on the island, available for purchase now at only USD 2.9 million, is a breathtaking showcase for the Wavi Island resort development. Traditional thatched roofing covers the 3,000-square-foot three-bedroom, three-bathroom residence, which sits on a cliff overlooking the glistening Koro Sea. Interior trees within the pavilion-style compound blend the indoor living spaces seamlessly into the outdoors, where teak stone paving surrounds a horizon-edge pool and spa that mirror the azure sky.

Choosing Wavi Island as your next home represents not only a sound financial decision, but also the opportunity to live in the place ranked number one on the list of happiest countries in the world

A limitless supply of coconuts and papayas provide fuel for laid-back days; a wind and surf serenade accompanies each romantic, star-filled night. Add a staircase into the cliff's side and your yard is instantly expanded to include private reef and rock pools. Power and water connections ensure that island life is never a hardship. The one-acre grounds contain a large garage and storeroom with a concrete driveway, a fire pit sheltered from the coastal breezes, and a grove of lychee, mango, cherry guava, and citrus trees. Wavi Island's villa also is available for rent from USD 1,500 per person – or you can savor a complimentary stay while your own lot undergoes its transformation into your personal Fijian paradise.

The private villa design offers total seclusion, but the island will deliver the full menu of five-star resort amenities to its owners. Canoe, jet ski and paddleboard rentals, scuba and fishing trips, private chefs, a fitness center, rental car and flight bookings, housekeeping services, and





massage treatments in stand-alone bures will be readily available. Sip cocktails at the beachside pool, dine in an open-air pavilion restaurant with mountain and sea views, or explore the wraparound reef that clings to the island's 1,000 feet of white sand. A landscaped one-acre lake delivers yet another oasis of serenity. Residents also receive a boat mooring within the resort's three-acre private lagoon. Before year's end, it will be possible to rent the entire island with full amenities in place.

Despite the remote feel, Wavi Island is only a one-hour flight from Nadi International Airport, Fiji's global hub. Less than ten miles away, the colorful town of Savusavu on Vanua Levu boasts a growing bar and restaurant scene. As Fiji's second-largest island, Vanua Levu also provides plenty of natural entertainment, from the rainforest hiking trails of Wasali Nature Reserve to excursions to observe local bottlenose and spinner dolphins.

Choosing Wavi Island as your next home represents not only a sound financial decision, but also the opportunity to live in the place ranked number one on the list of happiest countries in the world. It's time to consider what really matters. You're investing in a richer, more joyful life when you invest in a Fiji life.



WAVI ISLAND
Fiji, South Pacific

PRICE UPON REQUEST

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A FREEHOLD FANTASY

MACUATA ISLAND, FIJI

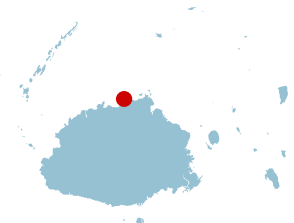
A premier opportunity presents itself in the South Pacific with the availability of the 100-acre Macuata Island. This rare freehold property is located approximately one mile from the northern coast of Viti Levu, the largest island in the Fiji island republic. Here, you'll find some of the best weather in Fiji: hot summers that aren't as humid as other South Pacific zones and winters filled with blue skies, bathtub waters, and balmy evenings.

This special island features a small, untouched, elevated beach, allowing for the easily accomplished expansion into a boutique resort or exquisite private estate. To further expand on the ecological perfection of Macuata, the island sits on a coral reef, with the edge approximately 1,300 feet from shore. The clear, cobalt water descends to 65 feet and is loaded with colorful fish life to tantalize snorkeling and diving enthusiasts. It's also home to an endangered iguana species, providing a built-in hook for eco-minded guests.

Because of Macuata's size and proximity to Viti Levu, most utilities could be connected with submarine cables. Fiji is a hub for telecommunication, and the abundance of sunny days means

solar power is a viable alternative to generator power. A 15-minute helicopter ride to Nadi International Airport connects the island with global flights.

As this area of the South Pacific hasn't been oversaturated with development, this gorgeous property has the potential to become the must-visit destination in the 330-island chain – or your own private utopia. With no building restrictions or lease attached and a reasonable price of USD 2.8 million, there is no reason to hesitate about making a move on the tropical splendor of Macuata.



MACUATA ISLAND
Fiji, South Pacific
100 acres

USD 2,850,000

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SOUTH PACIFIC POSSIBILITIES

TIVI ISLAND, FIJI

A private island oasis. A luxurious five-star resort. Perhaps an eco-lodge that utilizes solar energy and a freshwater spring. The possibilities are endless on Tivi Island, a 150-acre undeveloped island nestled off the northeast shore of Vanau Levu in Fiji.

Quickly becoming one of the most coveted destinations in the world for those seeking untouched beauty, Fiji's islands exhibit some of the most beautiful and unique topography in the southern Pacific Ocean. A mere 10 percent are available to foreigners for private purchase as freehold land, making Tivi Island a tropical diamond waiting for its setting.

Tivi Island offers undisturbed respite as well as convenience. It is only a 10-minute boat ride from Vanau Levu and a 35-minute drive from the town of Labasa, which offers a dynamic snapshot of local life and the bustling sugar cane industry. But it's Tivi's natural wonders that will capture the hearts of its inhabitants.

Five bays offer numerous possibilities for building a jetty, and constructing "over the water" chalets could provide a dramatic backdrop for a one-of-a-kind island resort. The land itself is untouched, brimming with coconut palms, mango trees, and a bamboo grove. The northern shore features a pure, white sandy beach while lush mangroves surround the remaining shoreline.

The clear blue waters, where schools of fish dart amongst brightly colored coral, make for dramatic snorkeling. Or dive deep with scuba gear to discover a wider array of marine life. Fishing opportunities are plentiful right from the sandy shore.

Those with a penchant for pop culture will appreciate that Tivi Island was recently featured as the location for an episode of Discovery Channel's "Naked and Afraid." But rest assured, this island is what dreams are made of.

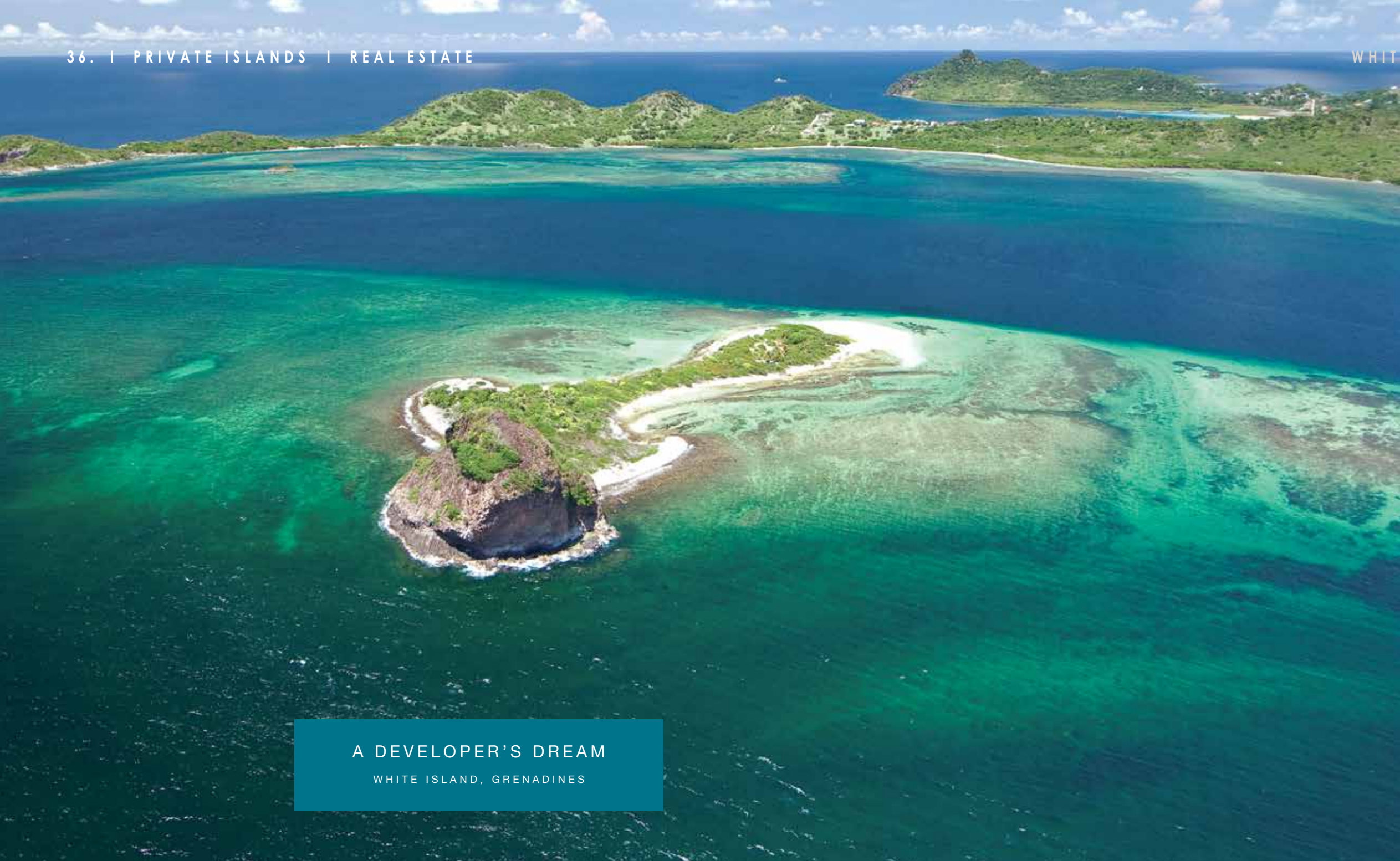
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A DEVELOPER'S DREAM

WHITE ISLAND, GRENADINES

A blank slate never looked as enticing as the pure sand beaches and soaring topography of White Island, an undeveloped private island in the Grenadines waiting for its future to be written. Conveniently located less than a mile from Carriacou and 15 miles from Grenada, the 10-acre private oasis is an island lover's dream. It's also a spectacular business venture under the guidance of international developer and entrepreneur Peter de Savary, whose vast experience includes 61 hotels, resorts, and marinas worldwide.

With its more than 3,000 feet of untouched beaches, coral reefs that provide magnificent conditions for diving and snorkeling, and a deep-water channel that will allow for nearby docking of large yachts, White Island joins the global ranks of the most coveted island properties.

The natural beauty creates a captivating backdrop for the addition of five-star design. Plans for a central villa incorporate a combination of driftwood, thatch, and local woods, while the 12 en-suite bedrooms will embrace the handcrafted work of artisans utilizing teak and driftwood. The water beckons with an underwater sculpture park and easy access to some of the best dive spots in the Grenadines, including Rhonda Island, Horseshow Reef, and Petit Canouan. And after a day on the open waters, White Island's summit gazebo will offer unobstructed, 360-degree views of the horizon and unparalleled sunsets to be cherished for a lifetime.

Beyond White Island's enticing landscape, the Grenadines offer a glorious respite from life's hectic pace. Nearby Carriacou is the largest of the islands and features tropical rain forests and a diverse culture of African and European ancestry. The Grenadines Estate Golf Club on Canouan Island has an 18-hole championship course designed by industry icon Jim Fazio, and the dramatic links deliver panoramic views from every hole. For those looking to spice up their Caribbean stay, Grenada is a leading producer of nutmeg, clove, cinnamon, and coffee; many personalized tours allow visitors to experience the country's flavorful history firsthand.

The designs for White Island complement the area's renaissance in environmentally sensitive development, a vision adaptable for a luxurious boutique hotel or a private residence. In either case, White Island's journey has just begun.



WHITE ISLAND
Grenadines, Caribbean
10 acres

USD 5,500,000

INQUIRIES

Private Islands Inc.
647 477 5581
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ACCESSIBLE SECLUSION

GEORGIAN BAY, ONTARIO

By Dan Allen

Canada's vast and gorgeous Georgian Bay offers the best of both worlds: proximity to big civilization (it's under 100 miles from Toronto) meshed with the complete tranquility and seclusion of bayside island life. Georgian Bay features more than 1,200 miles of majestic coastline and some 30,000 islands, which together form the largest freshwater archipelago on the planet.

These four exclusive Ontario island properties cover a variety of Georgian Bay locales and can accommodate varying numbers of guests, but they share several terrific traits. All offer utter privacy, magnificent views, easy access to a world of outdoor adventure options, and striking structures in complete turnkey condition.

Located in the sparkling waters of Georgian Bay's south channel is Maud Island. The 18 acre property has ample room for the active family to hike, play tennis and enjoy sandy beaches. Stunning vistas can be enjoyed throughout the island's terrain, which is comprised of the west leaning pines and beautiful granite rock formations that are the trademark of Georgian Bay. The island was made with the active host or large family in mind and includes a main lodge, "hideaway" cottage, a caretaker's cottage, 2 guest cottages, a boathouse along with a 2 room children's playhouse.

The main lodge was constructed in 1948 and features whole log construction with high beam ceilings and pine flooring throughout. A

stone fireplace sits at the heart of the living room, which leads to a large kitchen, 2 bedrooms, 1 full and 2 half baths, a bright and cheery dining hall with seating for 24 as well as ample storage space.

The "hideaway" cottage offers half log construction, 2 beds and 2 bathrooms, another beautiful stone fireplace, and a sunroom with a large wood deck overlooking the water. The two guest cabins are similarly structured with half log construction and offer 2 and 3 bedrooms respectively, bathrooms and screened porches. The recently renovated boathouse offers a large workshop, loft, 3 boat slips and handy winter lifts.

Walkways of natural stone and asphalt lead up to the lodge, where cedar railings and beautiful lawn areas round out this fabulous listing. Maud Island is the ideal place to get away from it all with a group of your closest companions.

Maud Island is offered at CAD 2,295,000.



MAUD ISLAND - ALL IMAGES



© PAUL BENNETT - ALL IMAGES

Perched on the border of beautiful Massasauga Provincial Park in Georgian Bay's popular Sans Souci region, 5.2-acre Manchee Island currently serves as the three-season home of a noted local builder. The gracious main cottage was custom built atop a granite shoulder surrounded by a mixed forest of pine, maple, and oak. Its east-facing front entrance and kitchen/pantry overlook the natural deep harbor, while its principal rooms have a southwest orientation to take advantage of the property's breathtaking views of the open water of Georgian Bay.

The home's three bedrooms include a master suite with cork flooring, a "floating" king-size bed, his and hers walk-in cupboards and dressing rooms, two vanities, and a private master deck overlooking the Bay with its own fitness/massage pool. The great room features ceiling fans, an entertainment center, and a propane fireplace, while

the sun room (affectionately known as "The Tree House" by the current owners) has floor-to-ceiling windows on three sides with doors leading to a barbecue deck. The generous front deck wraps all the way around the structure to the master suite at the south end. The property also features a 550-square-foot guest cabin, a covered two-slip boat shed, generous docking for six to eight boats, and a dockside workshop.

Beautifully landscaped and less than 10 minutes by boat to the Sans Souci Community Center, lovely Manchee Island is accessible from any of Parry Sound's full-service marinas, or locally via Moose Deer Point or the protected waters from Woods Bay Marina.

Manchee Island is offered at CAD 1,580,000.



MANCHEE ISLAND - ALL IMAGES



© PAUL BENNETT - ALL IMAGES

Just to the south of nearby O'Donnell Point Nature Reserve lies the spectacular trio known as the Tryon Islands, or simply as Islands 347, 349, and 217. These isles lie at the mouth of Freeman Bay and feature the dramatic rocky surfaces, low crawling foliage, and windswept trees that are characteristic of this stunning area of Georgian Bay.

The outermost of the group is the 2.4-acre Island 347, which is home to two state-of-the-art cottages that total 1,040 square feet and are literally woven into the landscape around a cluster of trees at the island's center. Designed by architect Bill Dewson and built by experienced local contractor White Construction, the Douglas fir cottages and their connecting decks were created to withstand the sometimes harsh extremes of the Bay's climate.

The main cottage features a multitude of striking elements, including

its wood burning fireplace crafted of Owen Sound limestone, solar-powered halogen light fixtures, a limestone-floored master bath with clear cedar walls, stainless steel kitchen cabinetry, and limestone kitchen counters. Propane powers both the refrigerator and range, and a propane gas line supplies the barbecue on the cedar deck. The island's third structure is a one-room waterside sleeping cottage built on concrete block piers.

Connected to Island 347 by a natural land bridge is 3-acre Island 349, currently vacant but a logical location for additional structures, such as a guest cottage. Both 347 and 349 have granite projections that carve out natural protected harbors. The island cluster's third member, the 1-acre unbuildable Island 217, lies just to the west.

Readily accessible from either of the marinas on Twelve Mile Bay Road, the striking **Tryon Islands** are being offered at the reduced



TRYON ISLAND - ALL IMAGES



Providing the added layer of privacy and spectacular unobstructed views that only an outer island can, Kishkadena Island is considered one of the finest of its class in Georgian Bay.

Located in the lovely Pointe au Baril community in the Parry Sound District, Kishkadena is just minutes from the Ojibway Club – the area’s social and recreational hub, and one of the few remaining turn-of-the-century lodges in the region. Sited on 3.98 acres, the property’s glorious 5,000-square-foot beach house was designed by Stark Ireland Architects and boasts a master suite with walk-in closet and adjoining office – all featuring custom millwork, three additional en suite bedrooms upstairs (two with balconies), an open-concept living/dining room with cathedral ceilings, a custom kitchen with Wolf appliances and Sub Zero refrigerator, a pantry with second dishwasher, and an indoor/outdoor stone fireplace.

Its expansive deck has a custom built-in stone barbeque, a wet bar, and a hot tub, and leads to a beach and a custom stone fire pit. The home’s infrastructure includes water purification and septic systems, a transformer, lightning protection, a utility building with 600 amps and 50 kilowatt generator back up, a fire pump, two air conditioning systems, wifi, and under floor heating in nearly every room.

A coveted outer island gem with a beautiful home overlooking the bay, **Kishkadena** is offered at USD 4,295,000.

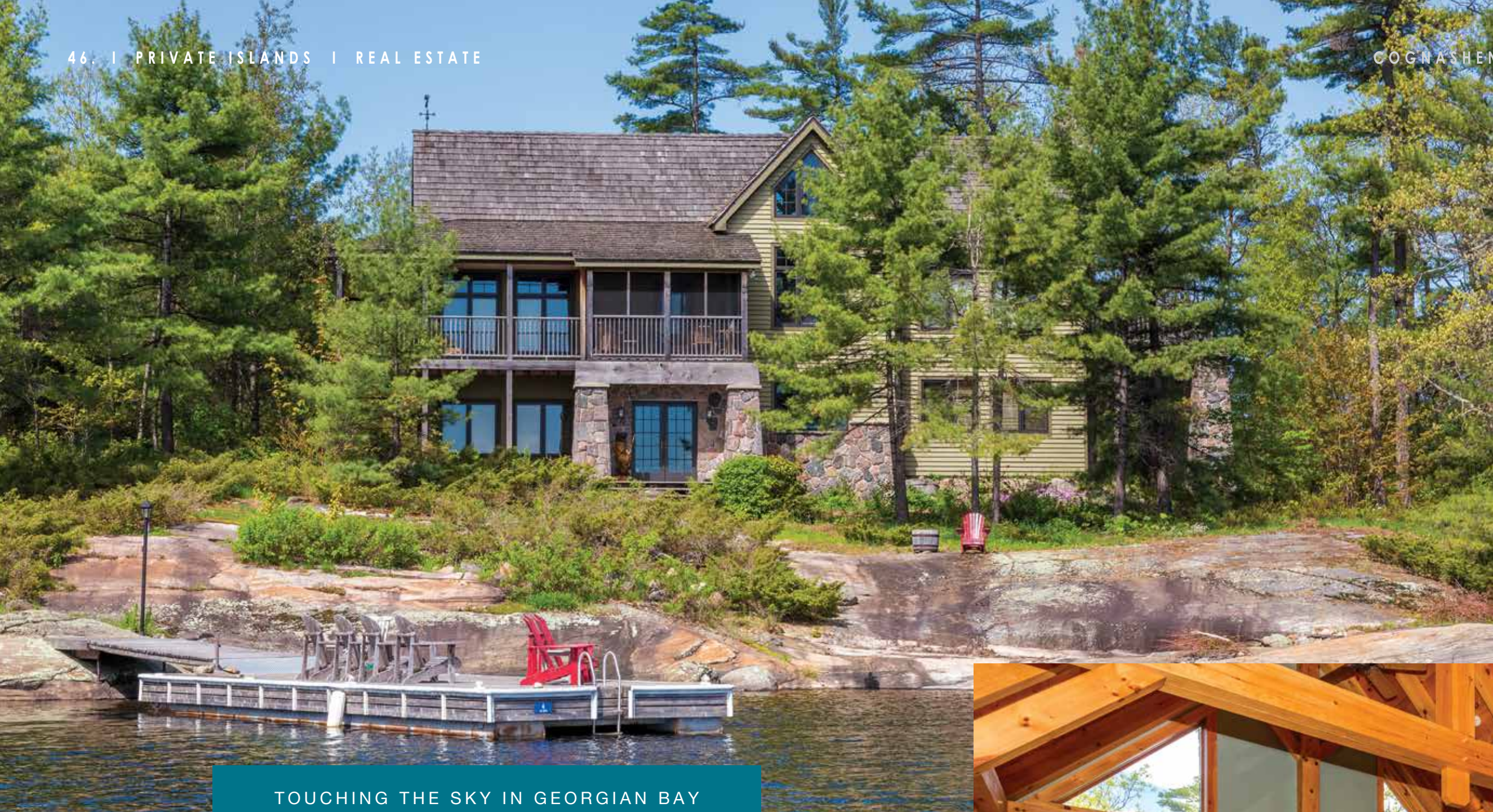


KISHKADENA ISLAND - ALL IMAGES

INQUIRIES

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TOUCHING THE SKY IN GEORGIAN BAY

COGNASHENE, GEORGIAN BAY

By David M. Brown

Samuel de Champlain, the first European explorer to paddle Georgian Bay, called it “la mer douce,” meaning “the calm sea.” This large bay of Lake Huron, an area containing 30,000 islands, also was once a major trade route in the Great Lakes for the native Algonquian and Huron peoples. Because of its size – 120 miles long and 70 miles wide – locals often call Georgian Bay “the sixth Great Lake.”

Two hours north of Toronto by car, near the vibrant Georgian Bay community of Cognashene, Arthur Island rises from smooth glacial-formed granite into a green swath of eastern white pines, native foliage, rock gardens, and beckoning pathways. The centerpiece of the 3.5-acre property is a custom two-story cottage with 3,600 square feet of getaway luxury, spaciousness, and serenity.

The four-bedroom, four-bath summer home is more treehouse retreat than land-based home, says Moffat Dunlap sales representative Peter Cooper. “Most of the main living area for the owners is on the second floor, up with the trees and the sky, overlooking the water,” he says. “There’s a screened veranda and full wrap-around porch with views west, north, east, and south, so your family lives a little like Swiss Family Robinson – but without the pirates. The height provides a majestic Georgian Bay perspective overlooking the island’s wind-swept pine peninsula, deep-water harbor, and private beach.”

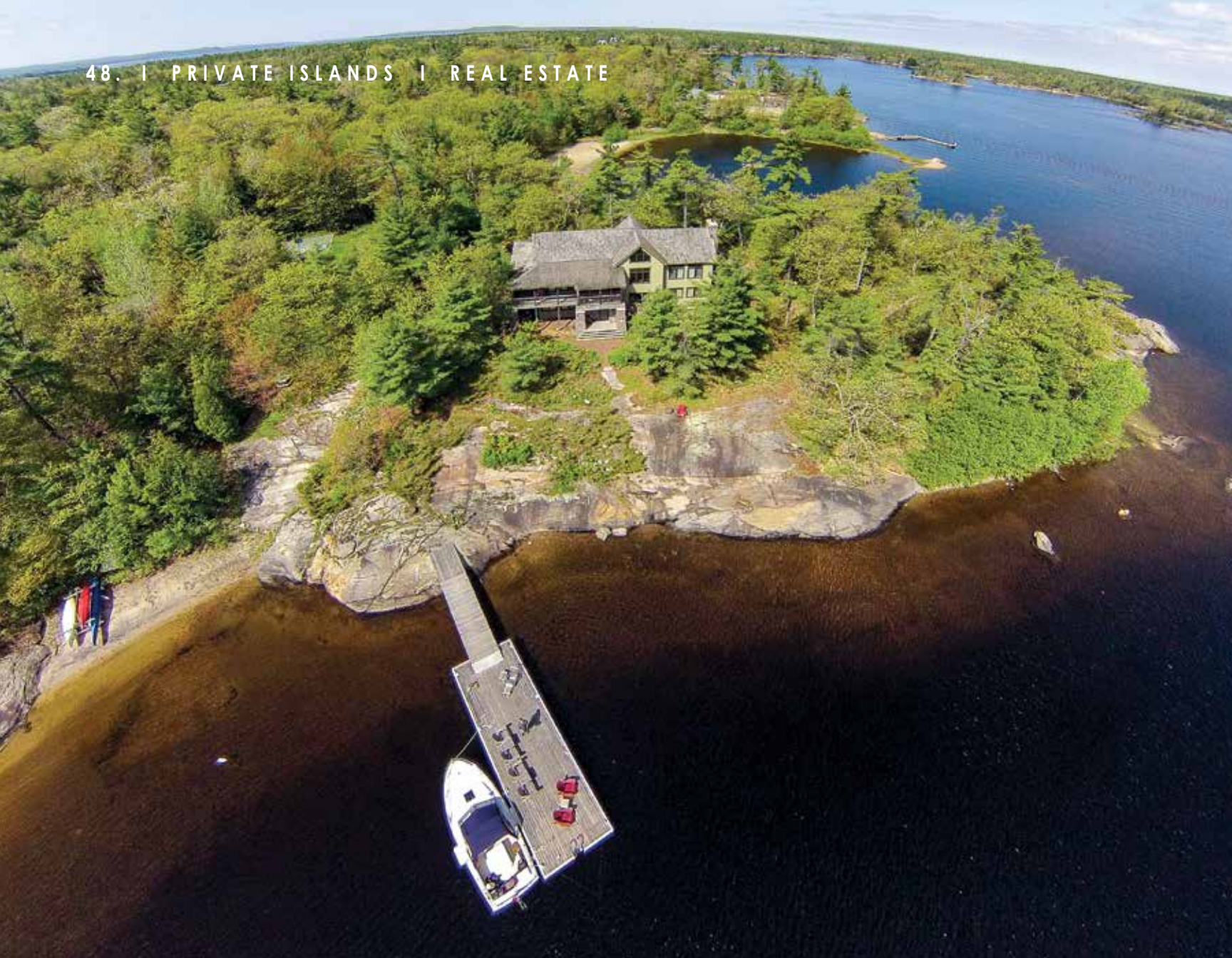
On the second level, you’ll find a luxurious master bedroom and bathroom with a walk-in shower, a great room, and a beautifully appointed open-concept kitchen/dining room with an island and

easily accessed pantry. The lower level has two bedrooms and an in-law suite with bathroom and family room.

“The cottage has been masterfully placed off the north shoreline of the island, so that each floor level steps up to create privacy zones for all bedroom areas,” Cooper says. “And with east-west views, the site takes advantage of invigorating summer breezes that you will carry in your memory when you return home.”

Built to handcrafted timber-frame standards, the post-and-beam cedar cottage features other quality details, such as pegged hemlock floors, stone finishes on the living room fireplace, vaulted ceilings with queen roof trusses, custom cabinetry, and the finest appliances by Miele and Heartland. A 400-square-foot sleeping cabin in the nearby woods has a bathroom and two rooms – perfect for a children’s bunkie or game room. The property has been assiduously maintained since it was built 12 years ago.





Just 15 minutes away by boat is the Honey Harbour marina, launch pad for Arthur Island. Here you will find a general store, extensive marine services, and extremely friendly neighbors. Cottages on many of the islands that are accessible from Honey Harbour serve as summer residences for people from southern Ontario as well as the northeastern United States.

Cognashene is an active community with a strong cottage association. “We have one of the largest recreation programs for youngsters in the Georgian Bay area, and we have lots of summer events such as regattas, sailing races, and art shows,” Cooper says. “If you desire, your entire family can become involved in all aspects of community life.”

For anglers, Georgian Bay is abundant with muskellunge, white fish, large- and small-mouth bass, walleye, salmon, and lake trout. There also are opportunities for snowmobiling on the bay during the winter months.

“Arthur Island is an outdoor experience anchored in luxury – a three-season wilderness adventure situated on a UNESCO World Biosphere Reserve,” Cooper says. “It’s located in a water-access community where people don’t want roads or lawns and want privacy. If you want to get somewhere here, you go by boat and you’re happy that you can do just that.”

Arthur Island is offered at CAD 1,850,000.



Arthur Island
Cognashene, Georgian Bay
Ontario, Canada
3.5 acres

CAD 1,850,000

INQUIRIES

Peter Cooper
Sales Representative
Moffat Dunlap Real Estate Ltd.
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Georgian Bay: 705 756 3066
www.MoffatDunlap.com



GEORGIAN BAY LAND TRUST

PRESERVING THE WILDERNESS OF OUR UNIQUE ARCHIPELAGO

“Our children and future generations will live with the easement restrictions, which will not seriously affect their enjoyment of the cottage and will preserve the woods and rock barrens of the property and the existing trails,” says Peter Kemerer, landowner on Bone Island, Cognashene. “The greatest value to us is that we will be preserving part of the land from any development or change without giving up ownership and access.”



Often referred to as the sixth great lake, Georgian Bay’s 30,000 islands and 1,245 miles of shoreline make it one of Canada’s most bucolic and desired destinations. Property owners and vacationers flock to the region for the national park, beaches and water activities, local crafts, and picturesque, historic lighthouses.

The Georgian Bay Land Trust was established in 1991 to ensure that the eastern shore and North Channel are preserved for future generations. The Trust currently stewards 43 properties and helps to protect more than 6,000 acres of wilderness through ownership,

easement, and assisted stewardship. GBLT sees these initiatives as critical to supporting the region’s ecosystems, which are part of a designated UNESCO Biosphere Reserve and include the longest freshwater coastline in the world.

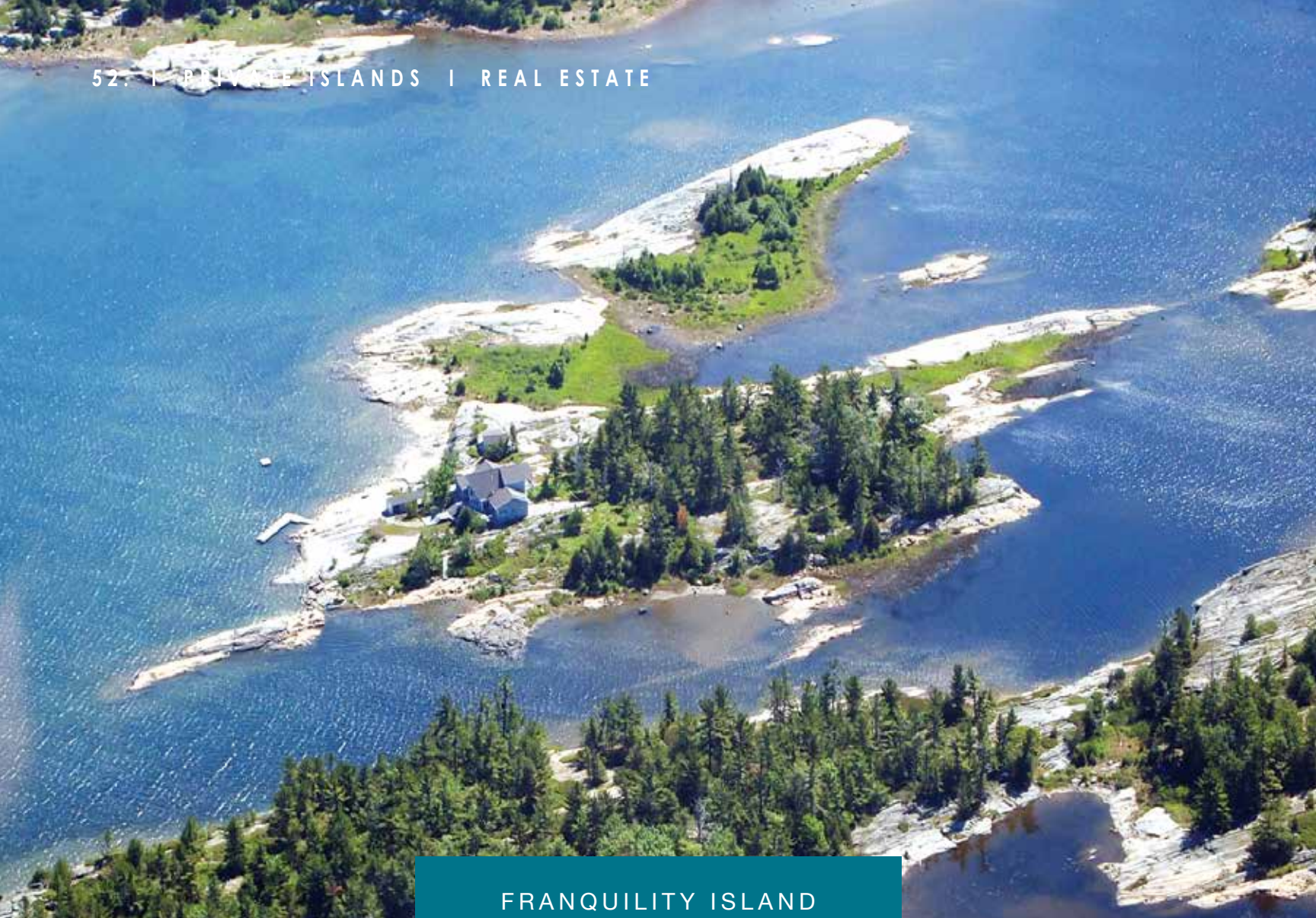
As Ontario’s population is projected to soar another 3.7 million in the next 20 years, it’s more important than ever to present landowners with options to help preserve these unique habitats for current and future generations. Additionally, a gift or easement can provide tax benefits.

“People’s hearts and souls are wrapped up in this coast because it hasn’t been paved over,” says GBLT’s executive director, Bill Lougheed, whose family has been cottaging in the region since 1898. Along with a small staff and a dedicated team of volunteers, Lougheed spreads the message that landowners can make a choice that benefits their personal investment and the environment.

Those interested in donating land as a certified ecological gift benefit from elimination of capital gains tax; but for many, an easement is a way to retain ownership of property while preserving its natural

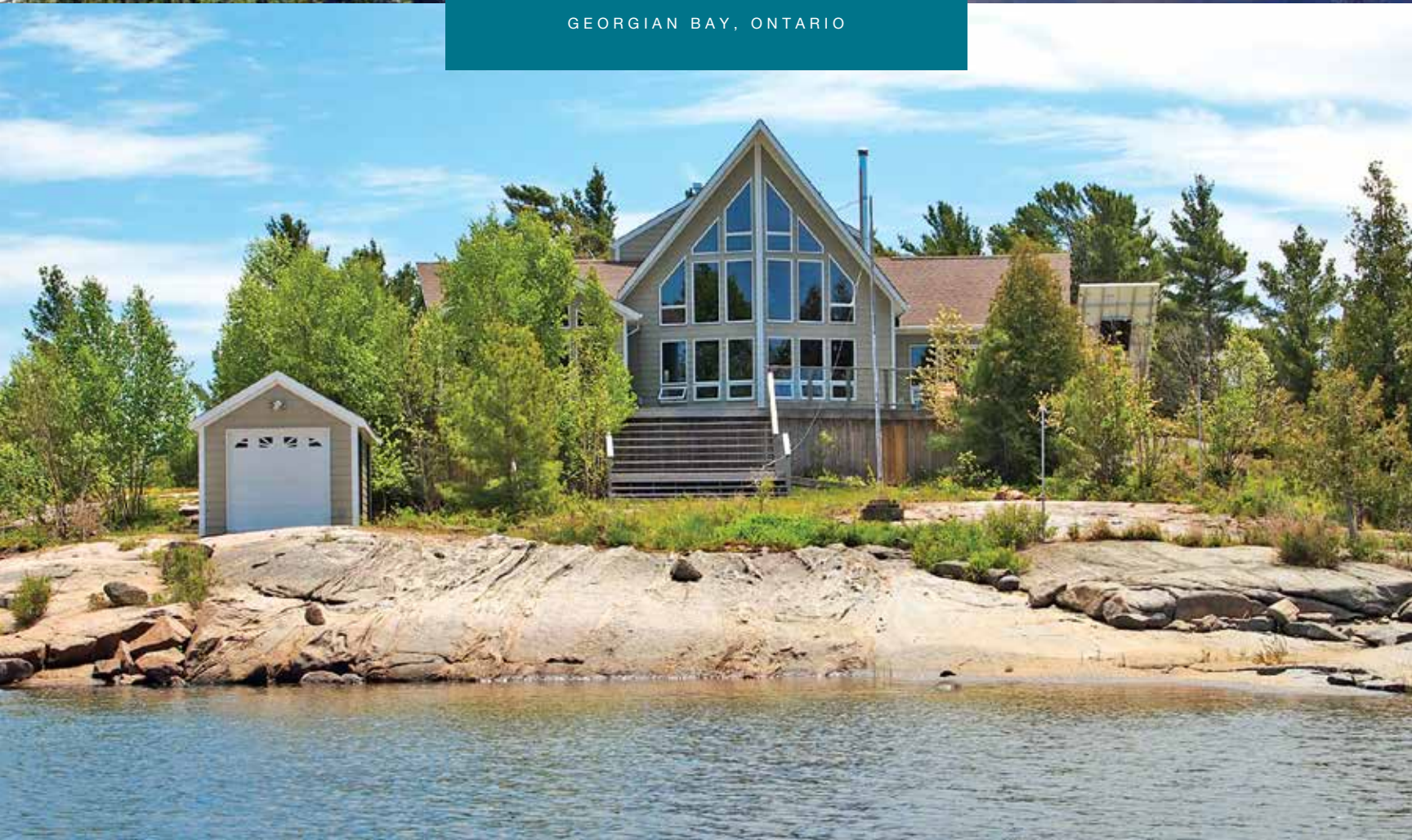
state. This legal agreement permanently limits use of the land to conserve natural or cultural features. From a financial perspective, 29 percent of the easement’s valuation is tax-deductible and may be amortized over a period up to 10 years. American owners can also take advantage of the tax incentives. GBLT helped facilitate the first cross-border agreement in 2013 and is currently in negotiations to protect the special habitats, marshes, and old growth white pine on a 65-acre private island.

For more information, visit www.gbtl.org or email info@gbtl.org.



FRANQUILITY ISLAND

GEORGIAN BAY, ONTARIO



Tucked in a bay of Franklin Island amid the panoramic Georgian Bay, Franquility Island is a dream escape for anyone seeking private respite as well as nearby conveniences. Only a five-minute boat ride from the local marina, this 3.65-acre island exemplifies the iconic topography of the region, including Georgian Bay rock accented with beautiful pines and a sandy beach.

The 2,600-square-foot Viceroy cottage was completed in 2009 and features an open floor plan for festive gatherings of family and friends, three bedrooms, and two-and-a-half baths. Stone countertops and larch wood flooring throughout pay homage to the province, while the wraparound deck and covered porch ensure that sunrises and sunsets are never missed. Beyond the aesthetic of those gorgeous views, the property also has a substantial solar system, generating enough energy to supply the cottage's electrical needs. The main cottage, separate games building (or boat storage), and a bunkie are clad with maintenance-free cement board so maximum island time can be spent enjoying the surroundings.

Beyond the peaceful days and starlit nights, Georgian Bay beckons anyone with an appreciation of the great outdoors as well as those with a penchant for adventure. A day trip to nearby Killbear Park offers 3.7 miles of hiking trails, a bounty of flora and fauna (including bald eagles, which arrive each fall), as well as a visitor's center staffed with park naturalists to help maximize your time. The bay's 32 lighthouses offer a glimpse into the region's maritime history, with Rock Island Lighthouse and Snug Island Lighthouse both within boating distance. Or stay close to home and enjoy kayaking, sailing, and other water sports within the backyard of your own private paradise.

FRANQUILITY ISLAND

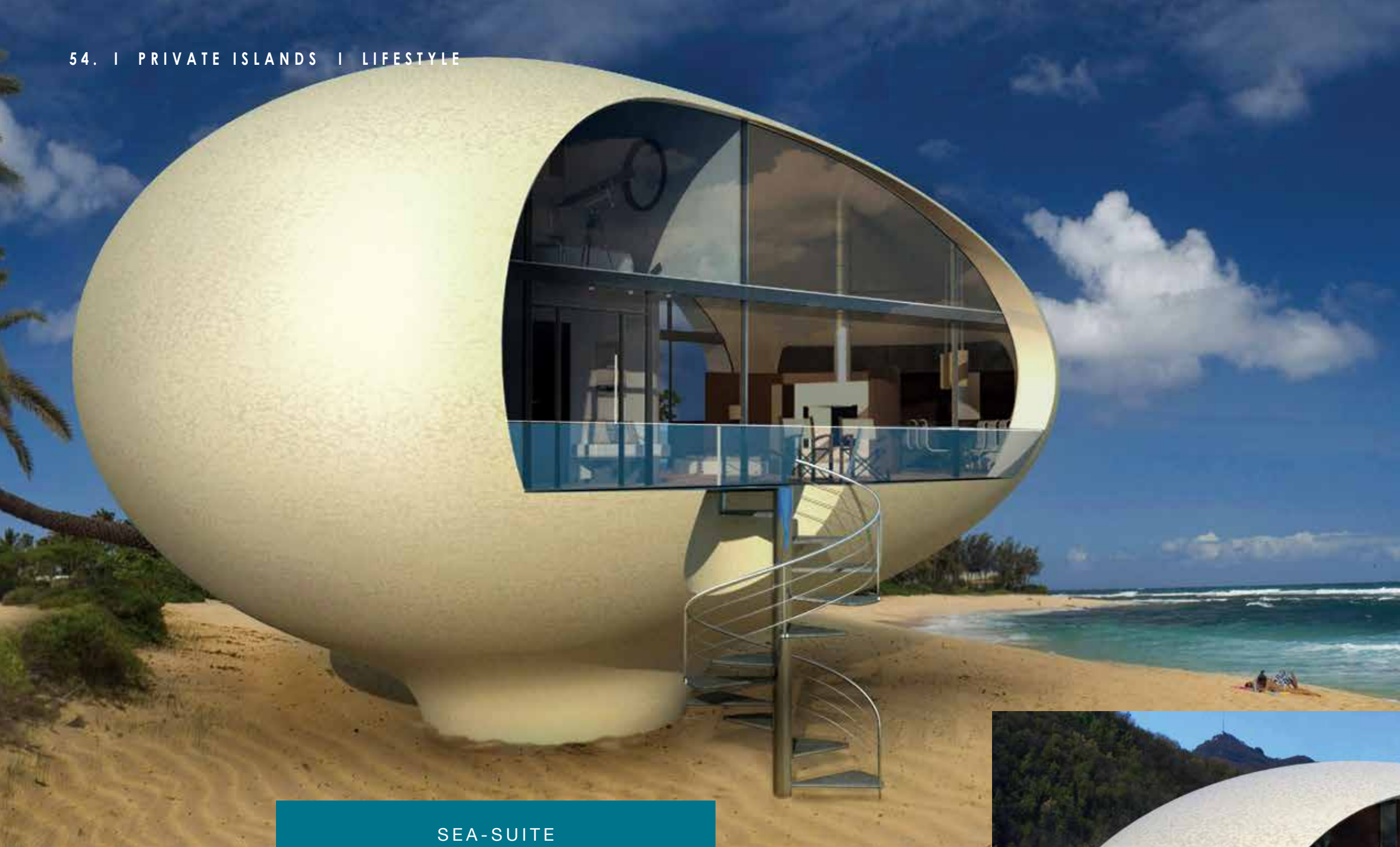
Georgian Bay, Ontario

CAD 1,395,000

INQUIRIES

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SEA-SUITE
THE NEXT ERA OF SEASIDE ECO-LUXURY

By Dan Allen

Anyone who has visited Hong Kong's new Kai Tak Cruise Terminal has seen it: the massive egg radome perched high in the air above the space-age structure, looking at once ultra modern, and at the same time as if some huge, ancient pterodactyl could have left it behind.

Now this airborne design icon can become your seaborne or seaside home. Thanks to the award-winning ingenuity of BMT who developed and delivered the Kai Tak radome, its sleek aesthetic can now serve as living quarters on your own private island, no matter where you are on earth.

Sea-Suite debuted in 2014 with three models – Floating Lodge, Houseboat, and Beach Cabin – that each use the original egg-shaped mold as the basis for their wholly unique, transportable, easily adaptable, and nautically minded lodging designs. The modern and minimalist Floating Lodge was inspired by the yachting lifestyle, while the Houseboat model “lifts and separates” creating a loftstyle, multi-level floating villa that offers fantastic views through its panoramic windows. And the Beach Cabin edition moves things onto land, bringing the self-sufficiency. So innovative and alluring were these first Sea-Suite models, developed by BMT together with Henry Ward Design, that they were shortlisted for last year's International Yacht and Aviation Design Awards.





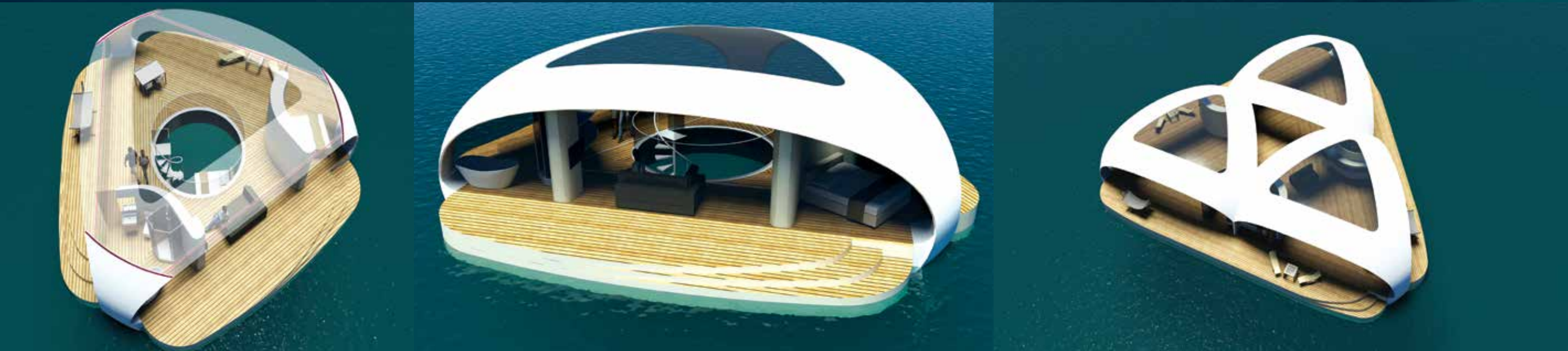
New developments in the Sea-Suite series have inspired the waterborne SeaScape edition, that makes maximum use of showcasing its surrounding aquatic glory. Above the water line, expansive 40-foot decks open to the sea and sky on all fronts of the triangular floor plan, rendering it perfect for recreation and relaxation. But it's just below the surface that the true magic happens: a 13-foot diameter acrylic column places SeaScape's main bedroom just under water, creating an aquarium effect with glorious 360-degree views for its occupants.

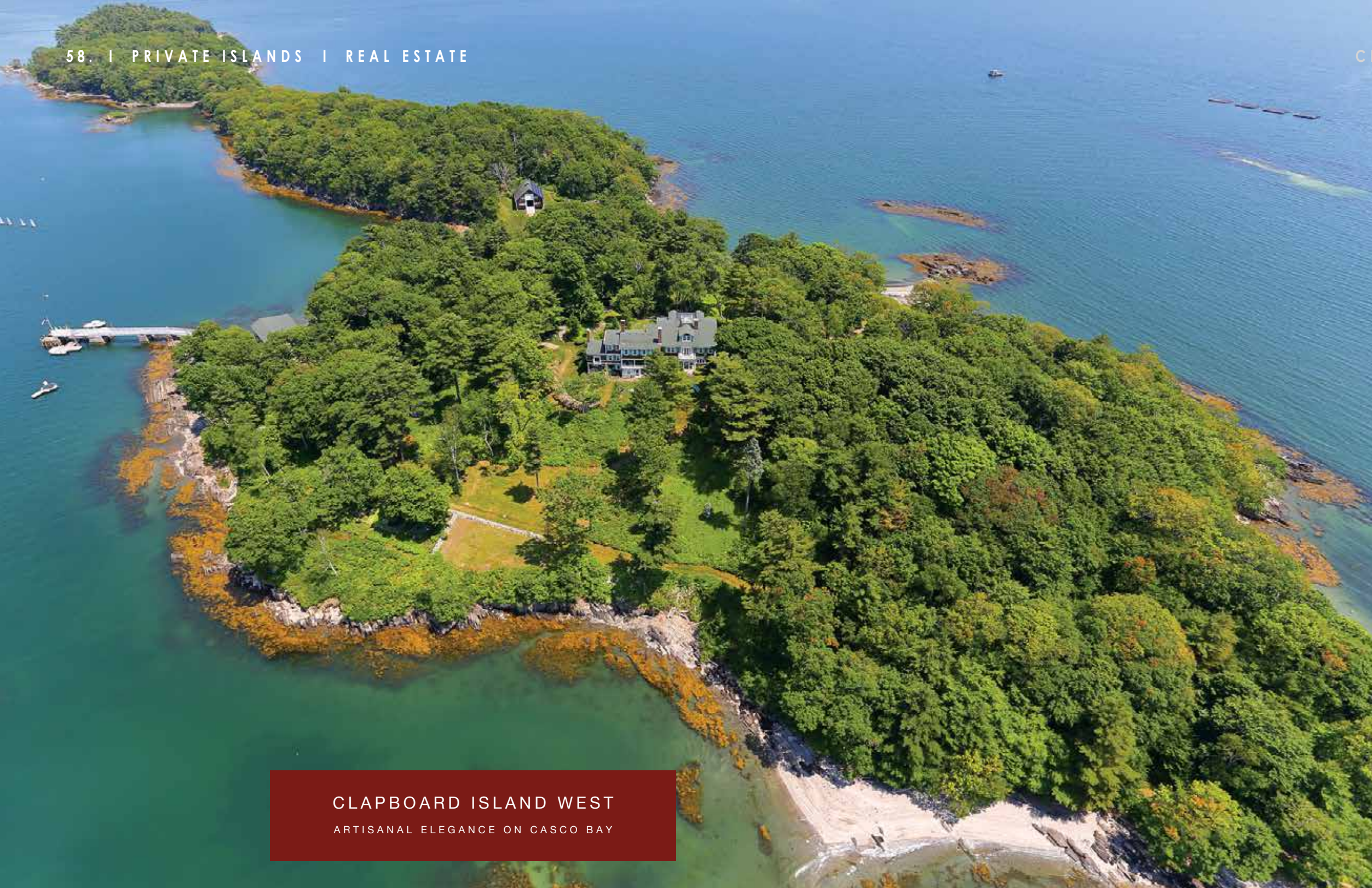
The modular design of the SeaScape has focused on reducing transport costs for construction and installation at remote sites. Its basic triangular shape allows additional real estate to be added on in 700-square-foot units, with a variety of enticing options that include internal pools and additional expansive sun decks.

SeaScape and the entire Sea-Suite line are perfectly suited to the private island owner, offering virtually endless possibilities, whether beachside or just offshore. On islands where development is forbidden but a small dwelling is still desired, a single SeaScape unit could be easily floated nearby in a sheltered bay. On a small island where a minimal footprint is key, a Sea-Suite Beach Cabin creates the perfect lodging. For a commercial island in need of expanded accommodation options, SeaScape units could be set along a pier. For a full-on tropical resort development, multiple SeaScape units with underwater bedrooms could be utilized.

All Sea-Suite models share a number of qualities that make them even more desirable - their interiors are completely customizable, they can be rapidly installed, and their impact on their surroundings is minimal.

For more information about Sea-Suite and all of the models, contact BMT at hongkong@bmtasiapacific.com





CLAPBOARD ISLAND WEST

ARTISANAL ELEGANCE ON CASCO BAY

Six miles north of the compact, fascinating city of Portland, Maine, but hidden away in the serene waters of Casco Bay, is 40-acre Clapboard Island. Here you will find an idyllic summertime estate and family compound on Clapboard Island West comprising 22 acres with 3,200 feet of owned water frontage.

The massive yet cozy home, styled attractively with cedar siding and aqua shutters, has 8 bedrooms, 13 working fireplaces, 6 full baths, and one half bath. The house has been fastidiously restored to its past glory. Period furnishings enhance the warmth of this family home. The country kitchen features a sturdy gas stove with two ovens and leads to the large formal dining room. The house is furnished with over-stuffed furniture that characterizes its comfort factor. While infused with period touches, the renovations include all modern utilities, an extensive well system, and generator and solar power for electricity.

The breezes from Casco Bay fan the huge porch with its classic wicker lounges, making it a living movie set. A lazy-day hammock has a prime position on the lush green lawn, which cascades to the waterfront. The property includes a large original stone pier, a guest cottage, boathouse, barn, tea house/children's playhouse, and a helicopter pad.

Residents have easy access to the property's five swimming beaches and the meticulously maintained hiking trails that meander through the 22 acres. Just off shore is Little Clapboard Island, which can be accessed at low tide and is included in the USD 5.955 million price.

The home was built in 1897 by Samuel F. Houston, principal of the Pennsylvania Railroad, and housed his family for subsequent generations until the late 1990s. The original pine brought from Oregon was restored to its luster during the recent renovations. This historical treasure is an architectural gem only one mile across the water from Falmouth Town Landing.



CLAPBOARD ISLAND WEST

Falmouth, Maine, USA
22 acres

USD 5,995,000

INQUIRIES

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STRUM ISLAND

NOVA SCOTIA, CANADA

On Nova Scotia’s South Shore, a one-hour drive from Halifax International Airport, is Mahone Bay – for many visitors “The New Nantucket.” The area is known for its shipbuilding, the hospitality of its residents, and a storybook historic village. Mahone Bay’s Main Street features upscale restaurants and shops, outdoor plazas, a marina, and three signature church spires.

In the center of the bay is Strum Island, an opportunity to acquire 10 acres and a 9,500-square-foot arts-and-crafts home in this charming spot. Area lighthouses provided inspiration for the six-bedroom, six-and-a-half-bathroom house. The layout includes two stories of living space, an expansive third-floor master lounge, and a fourth-floor observation tower. Above this is yet another option for incredible views in the form of a traditional widow’s walk.

Strum Island is connected to the mainland for services but it’s self-sustaining. Drinking water is supplied by an aquifer accessed by a well, and electrical generators provide the power. The home also was built to strict Miami-Dade County, Florida weather codes.

A security system monitors the home, which can be controlled remotely via computer, tablet, or smartphone. The open interior includes a one-of-a kind walnut-carved bar, media room, exercise area, and a richly finished kitchen. The “Lobster Temple,” the

ultimate outdoor entertainment area, features a built-in granite table and an expansive wood-burning fireplace.

Arrive by air to the Strum Island helipad, or by water from the mainland, just 1,750 feet away. The island’s 105-foot wharf accommodates a variety of watercraft, and a boathouse has second-story quarters for a caretaker, maid, or cook.

“The uniqueness of its architecture, the numerable features and amenities, coastline location, and the privacy, security, and peace it affords make Strum Island an unparalleled retreat, surrounded by the beauty and grandeur of the Atlantic Ocean,” says Mariana Cowan, CEO of Coldwell Banker Supercity Realty, Halifax.



STRUM ISLAND
Nova Scotia, Canada
10 acres

PRICE UPON REQUEST

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PROGRESSIVE PARADISE

LOVANGO CAY, U.S. VIRGIN ISLANDS

By Dan Allen

The lure of an off-the-grid tropical paradise can be powerful for many, but savvy and eco-conscious modern home buyers know that paradise tends to come at a high price: remoteness can often mean an utter lack of nearby amenities, spotty-at-best connectivity to the real world when it's needed in a pinch, and a disregard for environmental friendliness.

A unique development approach on Lovango Cay deftly overcome these issues, helping you insert the paradise back into paradise. Conveniently nestled in the U.S. Virgin Islands, Lovango Cay Estates offer an ultra-private location without any sacrifice of comfort or convenience. Here you'll have direct access to world-class beaches, the luxurious Caneel Bay Resort, and the quaint village of Cruz Bay, all just 10 minutes away across sheltered waters on nearby St John.

The unique and progressive 44-acre Lovango Cay Estates community boasts an environmentally sensitive, self-sustaining infrastructure that includes a common solar array, generators, a reverse osmosis plant, underground utilities, broadband data services, wind turbines, and docks, along with comprehensive construction and property management services already in place.

The only continually inhabited outlying cay in the U.S. Virgin Islands, Lovango Cay comes with numerous distinctive legends, some more fact-based than others. One of the island's more enduring (though least likely accurate) tales is the story of its own naming. A brothel on the island, goes the fable, was such a hot spot with bygone passing seamen that they dubbed the island "Love and Go." Historians say it's much more likely that the island was named after an African

kingdom that served as a popular trading post in the 16th and 17th centuries, a theory that ties in with the similar histories of nearby Congo and Mingo Cays.

Views from Lovango Cay are astounding, with vistas that extend all the way to St. Thomas, and include St. John's stunning north shore and large sections of protected hillsides within the vast Virgin Islands National Park. The island boasts a glorious array of native plants including several varieties of large trees which serve as temporary homes to a diverse collection of local and migratory bird species. Offshore, a vibrant coral reef serves as a popular charter boat destination, bringing snorkelers and scuba divers to explore the island's calm, protected waters. Further off shore one can often spot whales traveling through the area during the winter and spring months.

Access to Lovango Cay is a breeze, with St. Thomas's Cyril E. King Airport lying 30 minutes away by car and boat, or just 10 minutes by available helicopter





services. From St. John, direct major airline flights operate regularly to numerous cities on the U.S. mainland, including New York, Boston, Miami, Atlanta, and Washington, D.C. Boaters can anchor vessels of any size just offshore on moorings maintained by the homeowners association, which also manages the island's system of common roadways, electric infrastructure, communal docks, transport vessels, and a 52-foot custom-built barge for maintenance and construction.

Private and paradisiacal yet conveniently accessible, Lovango Cay Estates are ideal for entertaining business associates, friends, and family. Two beautiful homes (each with three bedrooms and three bathrooms) are presently for sale, and several parcels of land have contractors and infrastructure firmly in place for custom building. Move-in ready villas start at USD 3.2 million, while undeveloped parcels are offered construction-ready from USD 650,000.

For more information and to arrange a viewing of the Estates on Lovango Cay, contact Corby Parfitt with Sotheby's International Realty at (340) 643-6340, or corby.parfitt@sothebysrealty.com.



LOVANGO CAY
US Virgin Islands

PRICE UPON REQUEST

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EXCEPTIONAL ISLAND ESTATES

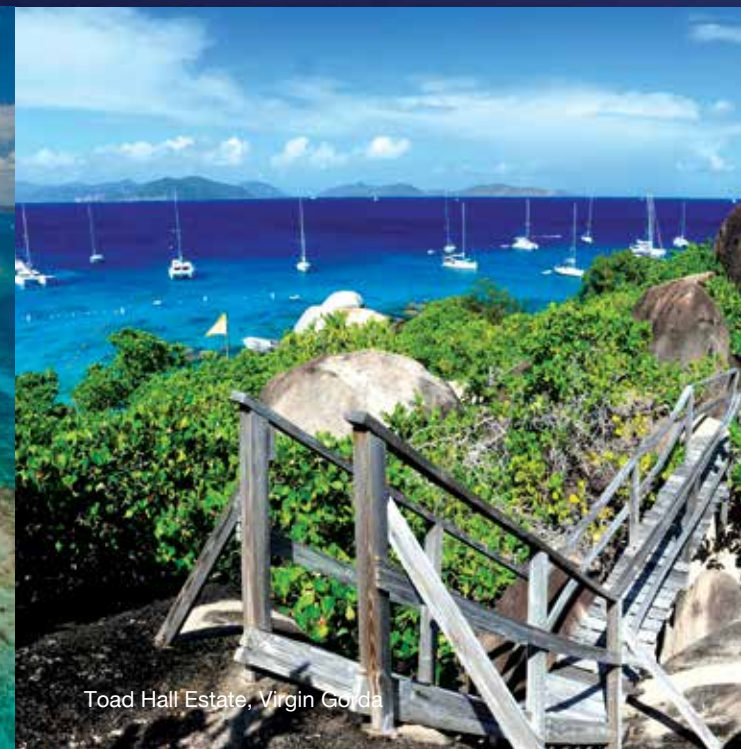
BRITISH VIRGIN ISLANDS, CARIBBEAN



Big Scrub, Scrub Island, 170 acres



Little Scrub, Scrub Island



Toad Hall Estate, Virgin Gorda

Boasting some of the most dramatic topography in the Caribbean, the British Virgin Islands offer the potential island buyer an opportunity to create an unparalleled, personal dreamscape. Over 50 islands have secluded pristine beaches with unforgettable turquoise waters, making this region one of the most famous sailing destinations in the world. With annual festivals, super yacht regattas, world famous diving sites, national parks and private island retreats, the BVI is quickly becoming one of the most coveted island investment regions in the world. Among the diverse and extraordinary islands that comprise the BVI, these are the prime development opportunities available for savvy investors:

The currently available 150 acres on the West End Point of Jost van Dyke are a visionary's dream, with magnificent views of numerous nearby islands including St. John and St. Thomas of the U.S. Virgin Islands. The land begins at White Bay Beach, which is one of the BVI's premier vacation destinations, made famous by Kenny Chesney in his song "No shirt, no shoes, no problem".

For those with an eye for luxury, Scrub Island offers world class amenities along with the flexibility to create your own oasis. Building lots on Little Scrub are available to carve out your personal vision of paradise including Governor's Point, which has yet to be developed and features captivating views, easy beach access and proximity to the Scrub Island Resort and Marina. Connected to Little Scrub by a small isthmus is Big Scrub, a large blank canvas of 170 acres ready to be developed and available to be purchased as a whole.

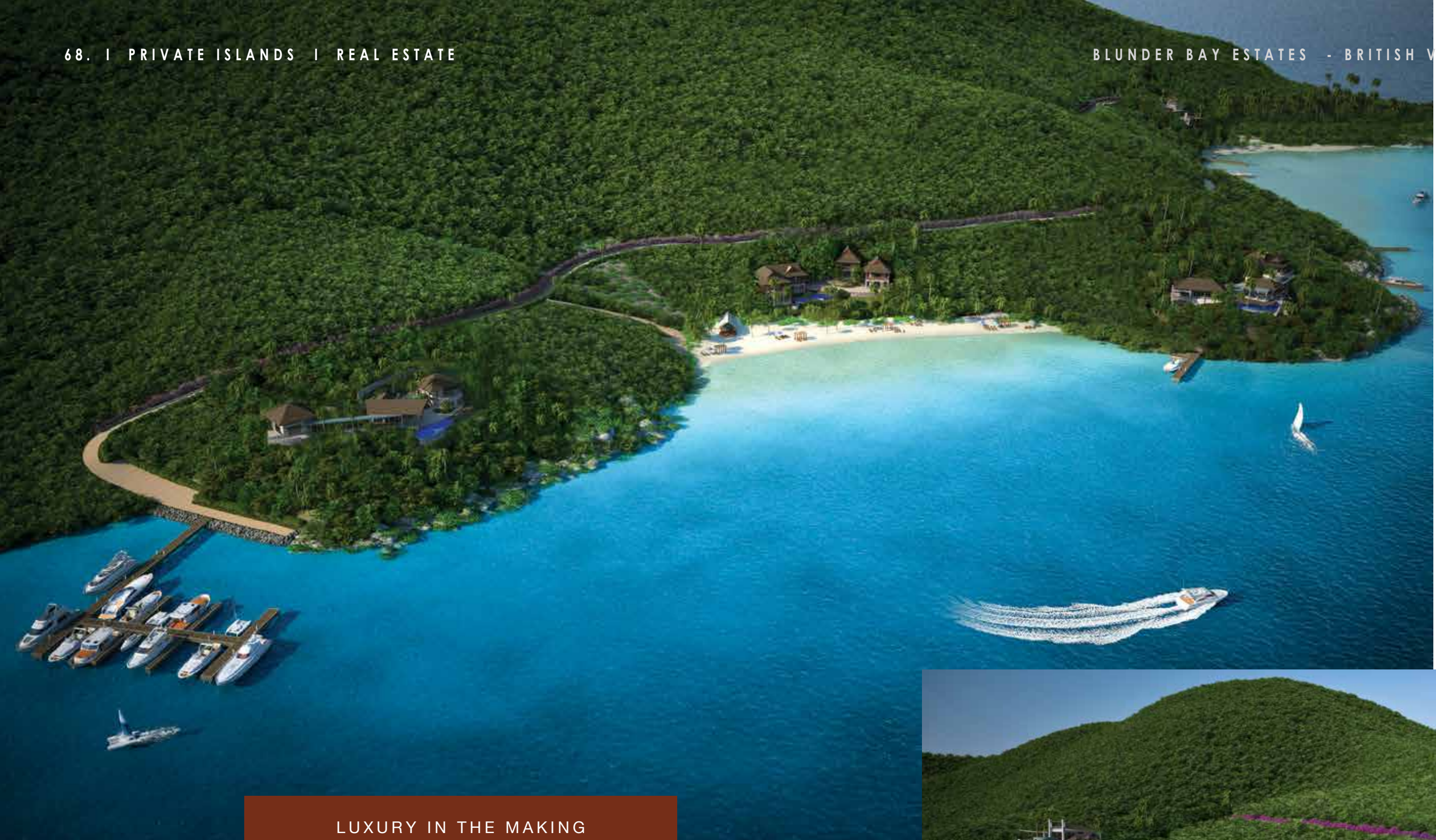
History and natural beauty converge on Nail Bay Land, which was once home to a 19th-century sugar plantation. Today, Gorda Peak National Park and sun-bleached beaches provide the backdrop for 64 acres of prime land with connecting roads and amenities available through the nearby resort. As an exclusive neighborhood on Virgin Gorda, expect the rare luxury of privacy and peace in the heart of the bustling Caribbean.

Toad Hall Estate's calling card is the direct access and proximity to one of the world's natural wonders, The Baths, a collection of dramatic granite boulders on Virgin Gorda between Devil's Bay Beach and Spring Bay Beach. The investment opportunity on these 5.5 acres is its commercial potential to service the countless yearly visitors of The Baths National Park, arriving by land or by sea. Currently operating as a petite luxury vacation rental, the possibilities for expansion are as limitless as the imagination.



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LUXURY IN THE MAKING

VIRGIN GORDA, BRITISH VIRGIN ISLANDS

By Barbara E. Lester

During the past two years, ground has been broken and the infrastructure is taking shape at the exciting new project in the British Virgin Islands known as Blunder Bay Estates, where 10 perfect home sites are available on the cherished North Sound Peninsula of Virgin Gorda.

Here in one of the few remaining privately held areas in the British Virgin Islands, this land of mega-yachts could become your private paradise. The luxury amenities accompany lots ranging from 1 acre to 2.25 acres with many shared features: dedicated docks for

residents and visitors, a beach with pergolas, a beach pavilion with water sports equipment, a barbecue, and even an outdoor pizza oven, state-of-the-art desalination plant, and a generator facility. A residence for the on-site estate manager has been designed to guarantee the best possible oversight to meet the residents' immediate needs.

The secluded luxury Estate is only accessible by a boat ride through radiant turquoise water, where Blunder Bay Estates presents 21 acres of unspoiled beachfront and waterfront land. The Virgin Gorda

- North Sound development site neighbors include the privately owned Islands of Mosquito, Eustacia and Necker, and is considered to be a neighborhood with sterling credentials.

Four of the properties are located on the main Estate beach, three are oceanfront, two are hillside, and one sits on an ocean bluff. Each lot possesses its own special character. Five individual 80-foot private docks have now been constructed and attached to lots 1 to 5 (these lots also have a main Estate dock). The remaining 5 lot owners have a dedicated berth in the Estate dock amid its 12 dedicated slips, five berths for visitors, and a barge ramp. Each now has its own underground utilities, individual waste water treatment plants, and high-speed internet access are underway. A 12-foot-wide road, currently under construction within a 24-foot-wide easement, provides access to each of the lots. Great care is being taken to construct the estates with ecological sensitivity to the natural beauty through an environmental team being led by an expert environmental scientist.





Having bought your Lot at Blunder Bay, the project management team can help plan your home and supervise its building, particularly if you can't be there during the construction phase. On-site local contractors can manage logistics and coordination of materials and labor, striving for high-end interiors and finishes.

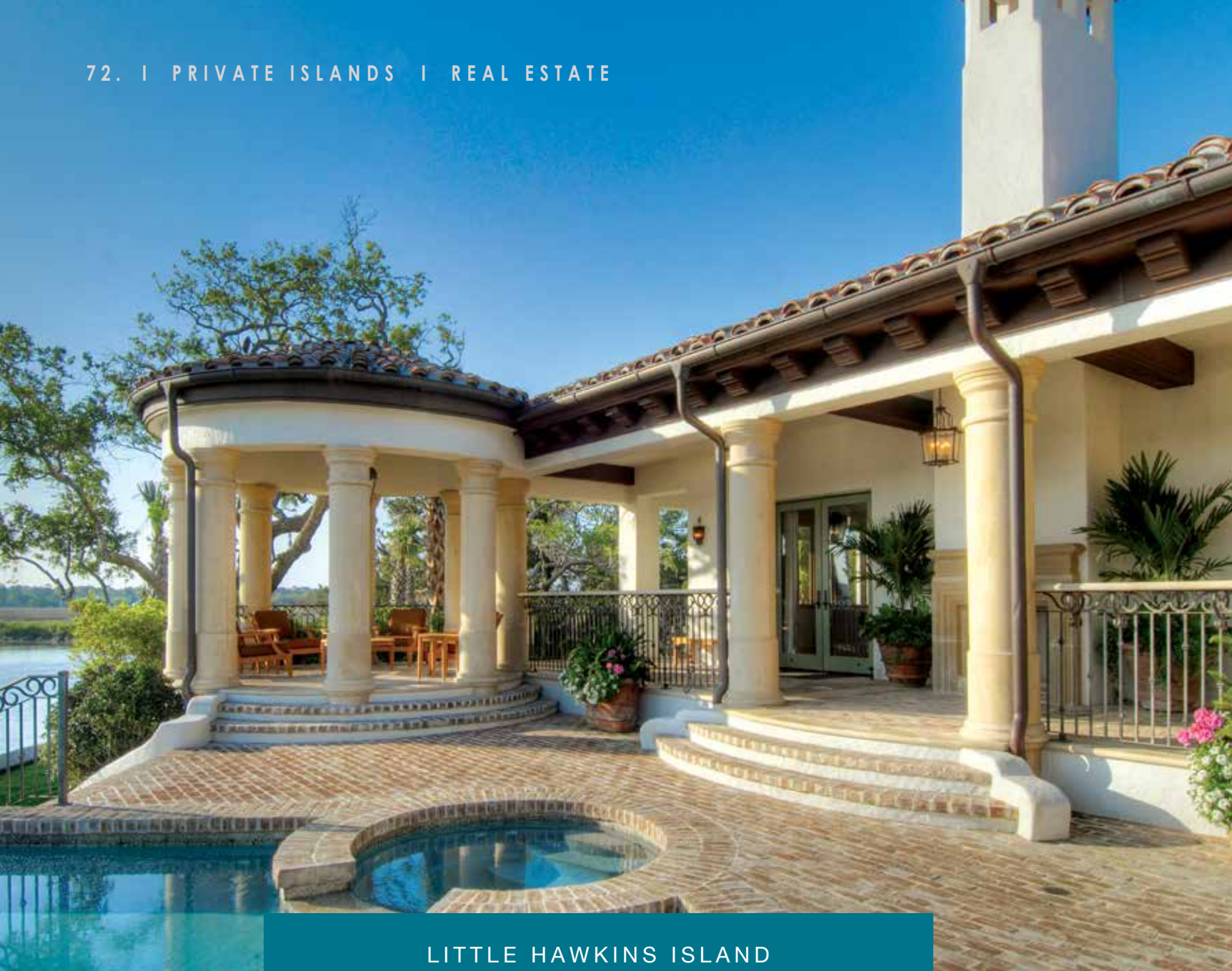
When your home is finished, the estate provides a professional villa rental program, enabling owners to garnish the most financial benefit from their new property. There is a Private Villa Owners Club, guaranteeing that the cumulative needs of the 10 property owners are always considered and comply with the Covenants, Architectural and Building Guidelines (known as the Chameleon Concept), and our Green Environmental/Ecological Guidelines, to protect all the owners' investment.

The British Virgin Islands are a two-hour flight from Miami, three hours from New York, and eight hours from London. Flights arrive at one of the major Caribbean airports – San Juan, St. Thomas, Antigua, St. Maarten. From there, a network of private charter flights, helicopter flights, and boats transfer travelers to the smaller islands. The Terrence B. Lettsome Airport on Tortola has its own private Jet Centre, and PlatinumYachtChartersBVI.com a sister company of Blunder Bay Estates can transport homeowners to and from Tortola's airport, St. Thomas, or Gun Creek on Virgin Gorda. For added convenience, construction of a helipad at Blunder Bay is underway.

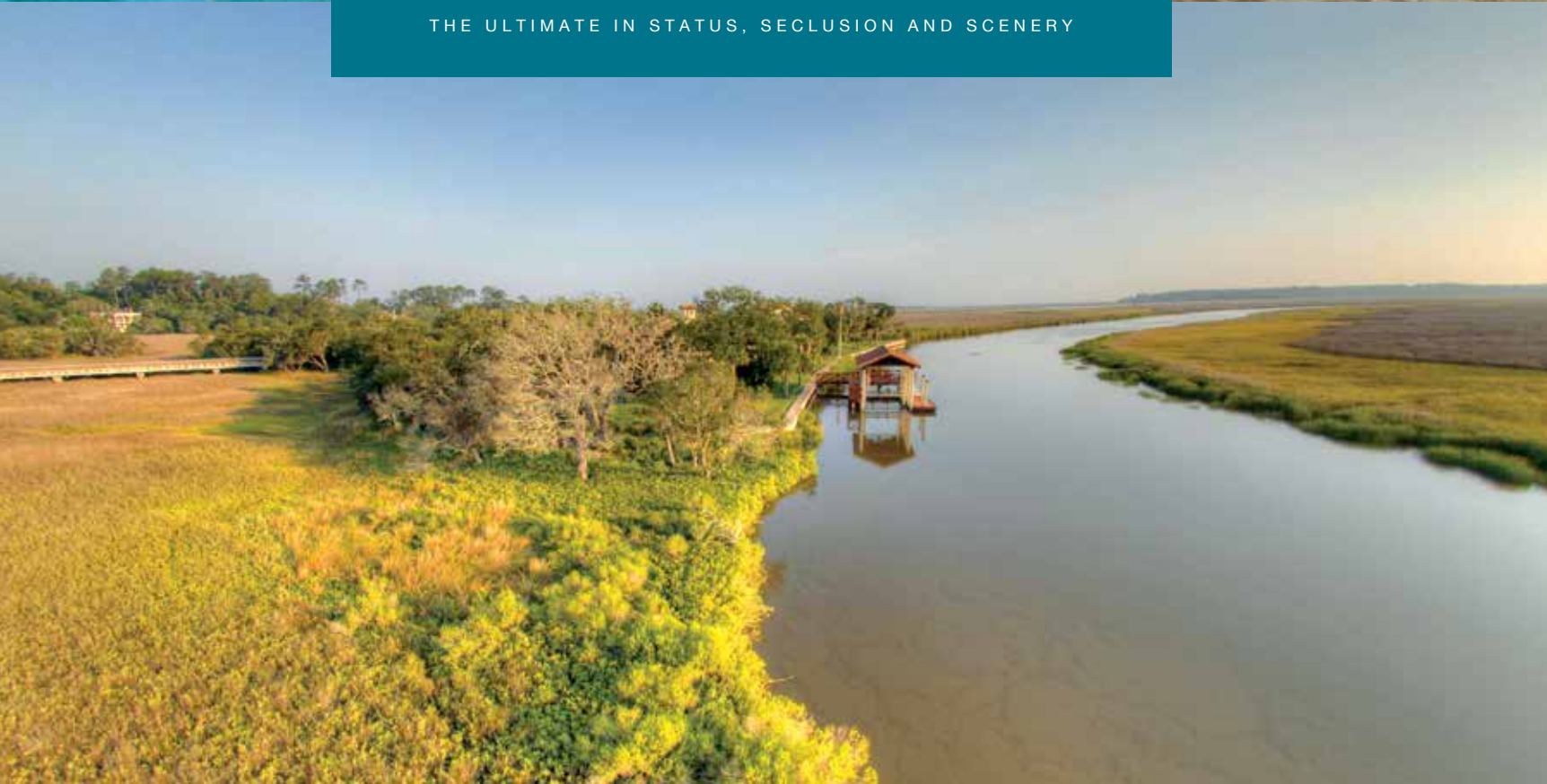
The Crown Land lease term is 99 years with automatic renewal, for a further 99 years, the BVI's equivalent to freehold. Prices are available upon request. For more information, go to the company's website at www.blunderbayestates.com



BLUNDER BAY ESTATES
 Virgin Gorda, British Virgin Islands
PRICE UPON REQUEST
INQUIRIES
 284 541 0355



LITTLE HAWKINS ISLAND
THE ULTIMATE IN STATUS, SECLUSION AND SCENERY



A few minutes from Sea Island, Georgia and home to the renowned Cloister Resort and Golf Lodge since 1928 sits Little Hawkins Island; a private island paradise directly connected via your own gated 110 yard concrete bridge to all of the amenities Sea Island and its outstanding full service year-round community have to offer.

An ideal sanctuary for a corporate or family retreat the island features Spanish colonial and California mission architecture. Designed as a small village of 4 discrete buildings with 22,000 square feet of living and playing space this personal resort is composed of a main Residence, two Guest Cottages and your own personal Club set in a meticulously landscaped waterside setting.

Little Hawkins Island fronts 700+ feet of intercoastal waterway which is sheltered from the open Atlantic Ocean but just 15 minutes away by boat.

Whether arriving by car across your private bridge or by boat to your fully equipped dock, the island is easily reached by air as Sea Island is serviced by the nearby McKinnon St Simons Island Airport which accommodates virtually any private aircraft.

Offered for sale fully equipped & furnished for USD 17.8 million, Little Hawkins is a perfect venue for small intimate gatherings but is also capable of hosting 300+ people for any type of event.

Little Hawkins Island is poised to become your personal private island resort and unquestionably one of the finest residences on the east coast.

For more information on Little Hawkins Island visit:
www.littlehawkinsisland.com



LITTLE HAWKINS ISLAND
Georgia, Golden Isles

USD 17,800,000

INQUIRIES
Nancy Pandolfi
Sea Island Properties
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St. Simons Island, Georgia 31522
866-431-5311 or 912-638-5161
www.seaislandproperties.com



SINCLAIR ISLAND

SAN JUAN ISLANDS - USA



Imagine awakening to the gentle ripple of ocean waves lapping on the beach just outside your door. Imagine taking your morning coffee on the patio and watching bald eagles swoop down on the water to catch a fish, or gazing at a pod of Orca whales swimming by. Imagine allowing yourself time to unwind, perhaps spending an entire day enjoying ‘La Dolce Far Niente’ (the sweetness of doing nothing). All this awaits you on Sinclair Island.

Sinclair Island is located on the Eastern side of the San Juan Islands Archipelago. Accessible in under 2 hours from either Seattle, WA or Vancouver, BC, you can reach the island via a short ride by private boat or water taxi from the mainland ports of Anacortes and Bellingham, WA. A private airstrip is available for use on the island.

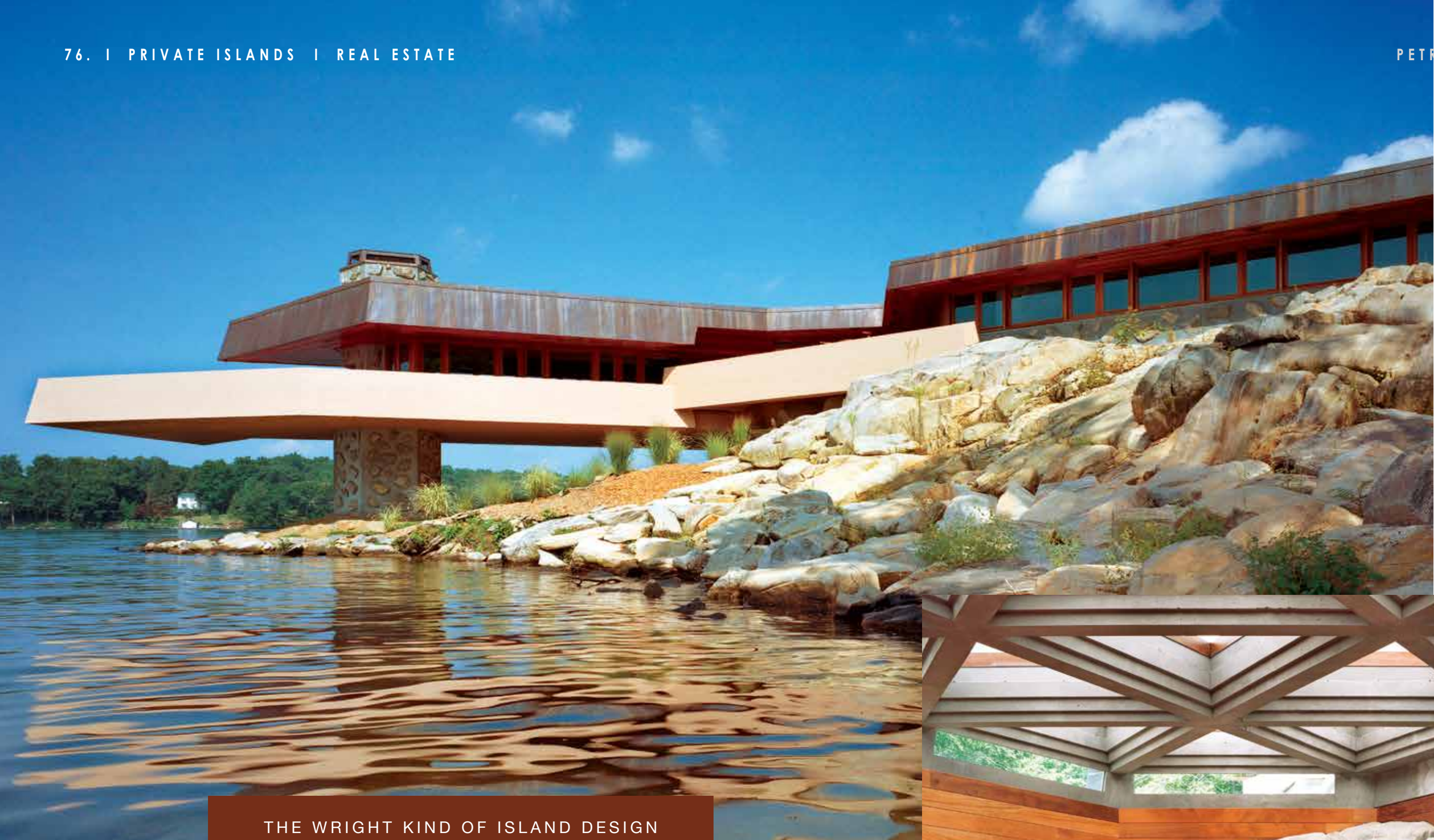
Built in 2008, the impeccable Craftsman Style home was designed to provide West facing water views from every room. The 4 Bedroom, 2.5 Bath open concept house features a Master Bedroom Suite on the main level. The house utilizes log beams cut from trees that once grew on the property. The fireplace was crafted from stones foraged from the beach. Details include radiant floor heat, French Doors opening to stone paver patio, gourmet kitchen with 2 dishwashers, spa tub, 2 car garage, woodshed, gated entrance, low maintenance landscaping, 2 mooring buoys and a state of the art solar system with 2 backup diesel generators to provide power. Full internet and cell service is available on the property.

Life on Sinclair Island focuses on the water: enjoy world class salmon fishing, Dungeness crabbing, shrimping, digging for clams & oysters on the beach. Walk for miles on the sandy beach, or kayak the perimeter of the island. Boat over to adjacent Cypress Island and hike the trail to Eagle Cliff, taking in sweeping panoramic views of the nearby islands. At day’s end, gather around a cozy beach fire and enjoy spectacular sunsets. This dream can be your reality!

SINCLAIR ISLAND
Washington State, USA

USD 1,295,000

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Patty Pedersen
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360 421 4884



THE WRIGHT KIND OF ISLAND DESIGN

PETRA ISLAND, NEW YORK

By Barbara E. Lester

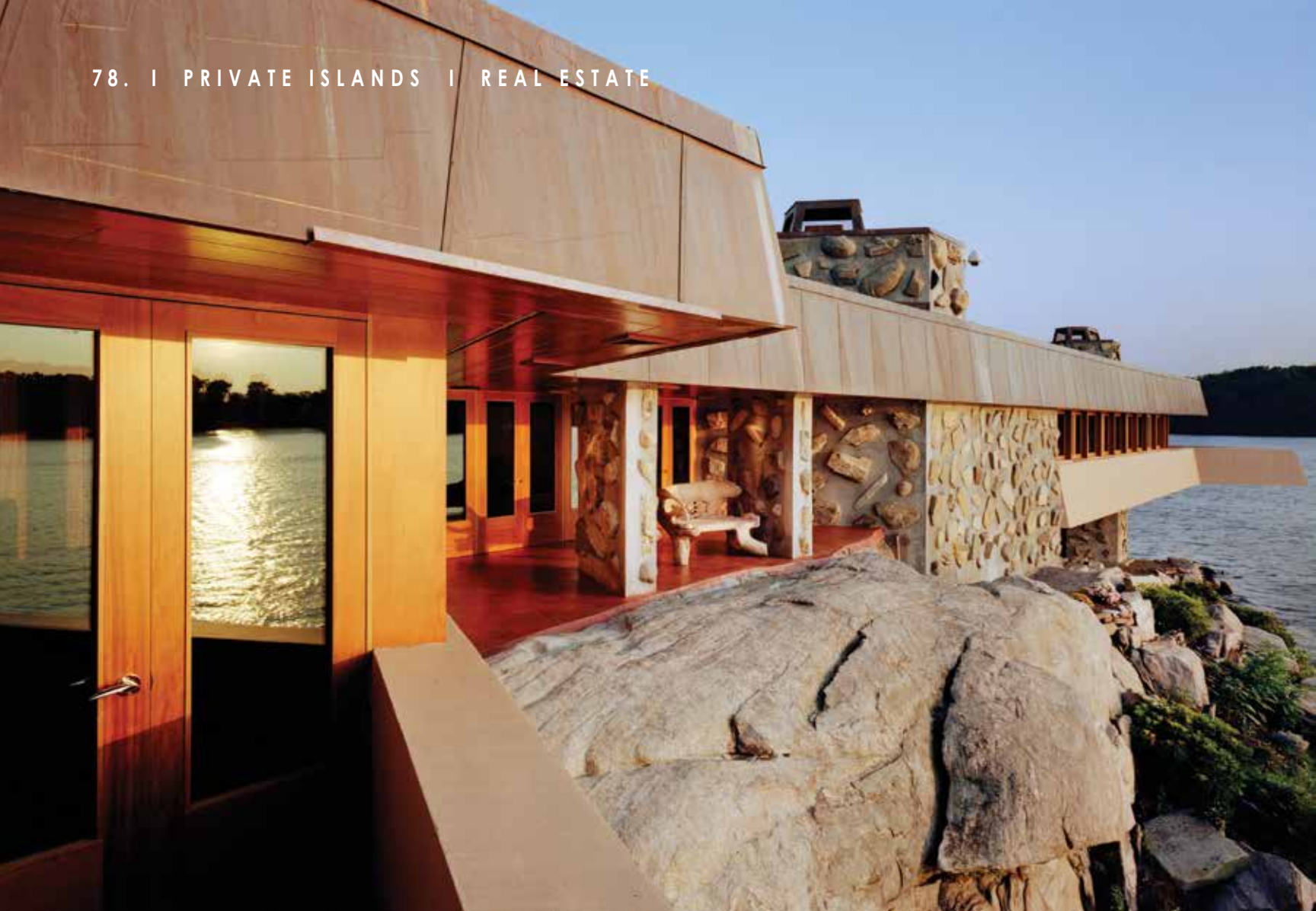
Imagine a warm summer night. Fresh breezes waft across the resort community of Lake Mahopac, New York. The creaking of cicadas and warbling of house finches fills the air. And you have the best seat in the neighborhood to take it all in: the cantilevered deck of a Frank Lloyd Wright-designed house in the middle of the tranquil lake. This is Petra (Petre) Island, home to not one but two houses designed by Wright, one of America's most esteemed architects.

The 1,200-square-foot cottage and the 5,000-square-foot main residence are almost adjoining, separated by only 150 feet. There

are seven bedrooms between the two, which sleep about 13 people, according to owner Joseph Massaro, who has lived there for more than 20 years. The original Wright cottage was built for engineer A.K. Chahroudi in 1949. When Massaro bought the island in 1996, he received the Wright drawings for the main house, and commissioned architect Thomas A. Heinz to complete the unfinished designs. The construction took place from 2003 to 2007, with contemporary updating, such as radiant floor heating, air-conditioning, ductwork, heat pumps, and a generator.

"It's one of the most relaxing places you would ever want," says Massaro, a retired sheet metal contractor, proudly. Massaro took great care to make sure that Wright's vision for the main house – which Wright predicted would surpass his magnificently designed Fallingwater in Western Pennsylvania – would be followed down to the mahogany built-in furnishings. These intricate Wright-inspired details include the kitchen cabinets, bedroom bureaus, and library bookshelves. One of the built-ins even accommodates Massaro's 70-inch TV as if it were designed for today's flashy flat screens. "When the sun comes in, it never shines on the TV," says Massaro, laughing, and acknowledging that Wright probably planned it as a movie viewing room and was skilled enough to avoid the sun's rays in the design. "What a genius this guy was. When you're by yourself [in the house] you notice all of the special little touches."

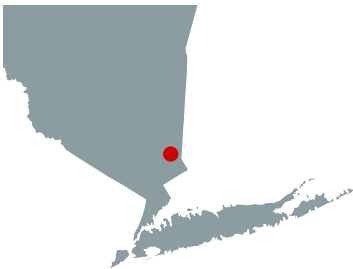




Much like the waterfalls of Fallingwater, the Massaro house is built into the landscape with an outcropping of granite traversing the length of the house from the entranceway through the kitchen, bedrooms, the shower in a bathroom, and back out to the lake, to produce an impressive natural landscape. It's even more impressive when you realize the rock is probably "half a billion years old," according to Massaro. The house also boasts six fireplaces and 15-foot ceilings, which are unusual in a Wright-designed house. Other special architectural touches inside and out include a reflecting pond and scads of skylights.

The 11-acre, heart-shaped island, which is 50 miles from New York City, is wooded but complete with trails. The island's hills rise about 100 feet off the lake. There is a helicopter pad for a 15-minute commute from the heart of the city, but it's only five minutes by boat from the closest village of Lake Mahopac. The island is very manageable, according to Massaro, who has done all of his own maintenance of the land.

But even though Massaro is retiring full-time to Florida, he has mixed emotions about leaving this rural New York masterpiece. "There's nothing like waking up in a Frank Lloyd Wright house," he says, recalling the beautiful breezes which course through the home. "It's an amazing feeling. I have many happy memories there. I will definitely miss it."



PETRA ISLAND
Lake Mahopac, NY
11 acres

USD 18,500,000

INQUIRIES
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CATCH OF THE DAY
WALKER'S CAY, BAHAMAS

By LoAnn Halden



Walker's Cay is a place where legends of rod and reel are made, and the stories of their epic battles are shared around the globe. Over the past 50 years, some of the best fishing boats in the business have dropped anchor off its shores and departed with record-setting catches.

Blue marlin, sailfish, tuna, and mahi-mahi cruise the Atlantic depths only a short boat ride from the island's north side at the Mantanilla Shoal drop-off. The winter months are a particularly good time for landing wahoo of the 100-pound variety. With these fertile fishing grounds come high-profile area tournaments, including the Bahamas Billfish Tournament established in 1973. A string of smaller islands stretch to the southeast, offering up shallow flats with abundant permit and bonefish and little competition from other fishermen.

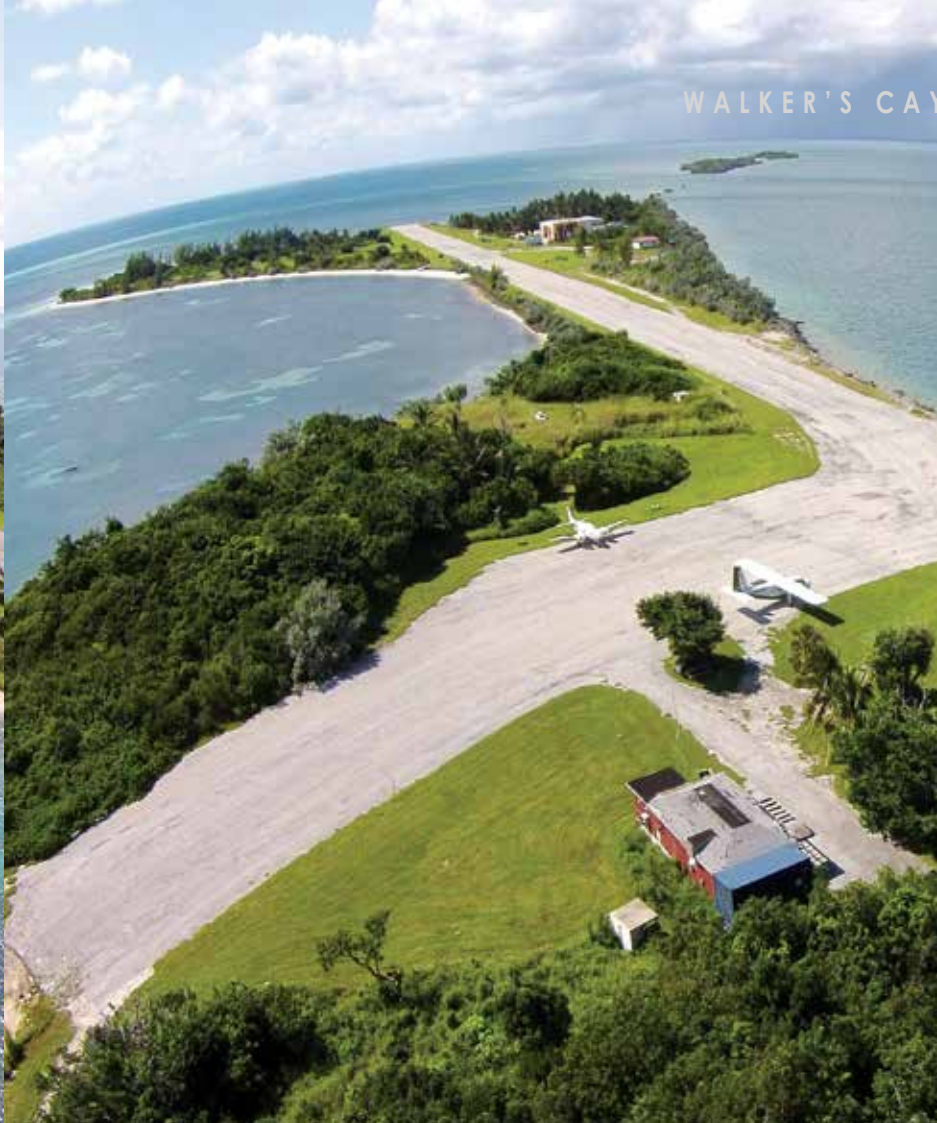
Positioned at the top of the Bahamas, Walker's Cay has the strategic advantage of being the first stop-off for boats making a northern arrival into the 120-mile Abaco Islands chain. The next owner of Walker's Cay will not only claim a 58-acre freehold private island with a 2,800-foot airstrip, state-of-the-art electric generating facility, and a marina, but also a destination with a longtime reputation as a prime layover for anglers and yacht captains. It was even a getaway for U.S. President Richard Nixon back in the 1960s and 1970s.

While the lure for fishing enthusiasts is evident, there is far more to this Bahamian beauty. The Walker's Cay marine area became part of the country's national park system in 2002 in the government's effort to better protect the region's diverse ecosystems. Scuba diving is first-rate, with abundant coral-rich sites that are no more than 60 feet deep and filled with safe swim-through grottoes. The island was previously famous for its controlled dives with the local population of reef sharks. Like its Abaco siblings, Walker's Cay also has slices of white-sand beach popping against its emerald shallows.

Development approvals are already in place on the island for a second marina, a hotel and retail space, more than 100 residential units, and beach and yacht clubs – everything



© PAUL BENNETT - ALL IMAGES



required to transform Walker's Cay into a retreat to match its former renown. This is the kind of spot where the diehard have already cast their lines before the first rays of sun touch the deep-blue Atlantic, and then long to settle into a relaxed bar or restaurant to unwind over the catch of the day as a glorious sunset turns the sky to fire. A place where well-heeled guests land their private jets on the island's airstrip and amiably share rumrunners next to a local fishing charter crew.

From Walker's Cay, it's easy cruising through the North Abacos. Lively, amenity-filled Marsh Harbour and an international airport are located on nearby Great Abaco Island, which serves as the "mainland" of the chain. The white sands of Treasure Cay are ranked among the best in the world, and there is well-preserved colonial architecture bedecked in island pastels on Elbow Cay and Green Turtle Cay.

The proximity of Walker's Cay to the United States – it's only about 100 miles from Florida's St. Lucie Inlet – makes this USD 18 million investment even more desirable. All that's required now is for someone with a passion for rejuvenating the island to prepare Walker's Cay for its next wave of fame.



WALKER'S CAY

Abaco, Bahamas
58 acres

USD 18,000,000

INQUIRIES

Kevin Cross
Private Islands Brokerage
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your private island paradise

owning your own island is easier than you might think

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A small family business established in 1925 by founder and master craftsman, James Mosko, has grown to include multiple companies dealing in bulk materials, building supplies, general and specialized construction, marinas, rental properties, real estate, a tourist attraction, a hotel and more.

In the 1940's George Mosko took over the company and over the past 60+ years he has grown it into one of the largest construction/development groups in the Bahamas. His sons, Jim, John and Milton took over the management of the group a few years ago and are now developing it even

further, having developed or been involved with the most notable projects in the country.

Today this family leads some of the largest, most capable and experienced building and construction companies in the Bahamas. Having grown with the Bahamas, the group has demonstrated its capability and capacity to overcome any obstacle.

Mosko Group has grown over the past 85 years into the industry leader, managing a diverse portfolio of real estate and construction-related businesses.

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In collaboration with our exclusive affiliate Private Islands Online, our extensive seller network and vast experience in the real estate industry will help you and the island that satisfies your needs.

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The Mosko Group comprises multiple leading construction companies and material suppliers. This helps us streamline the development process, transforming your vision into a reality. From concept to completion, Mosko Group is with you every step of the way.

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Private Islands Brokerage offers unparalleled industry knowledge to those interested in buying, selling or marketing private islands. Owned and operated by Cross & Mosko Real Estate & Development Company, Private Islands Brokerage's CEO, Kevin Cross, is a licensed broker and appraiser who brings 20 years of experience in the Bahamas real estate market. His business partner, James Mosko, President of the Mosko Group, brings a formidable background in the development world. Together with the brokerage's exclusive affiliate, Private Islands Inc., every aspect of private islands is covered, from sales, rentals, marketing and appraisals to development, marinas and consulting. Private Islands Brokerage is truly a full-service brokerage with the experience and connections to help manage every aspect of private island real estate.

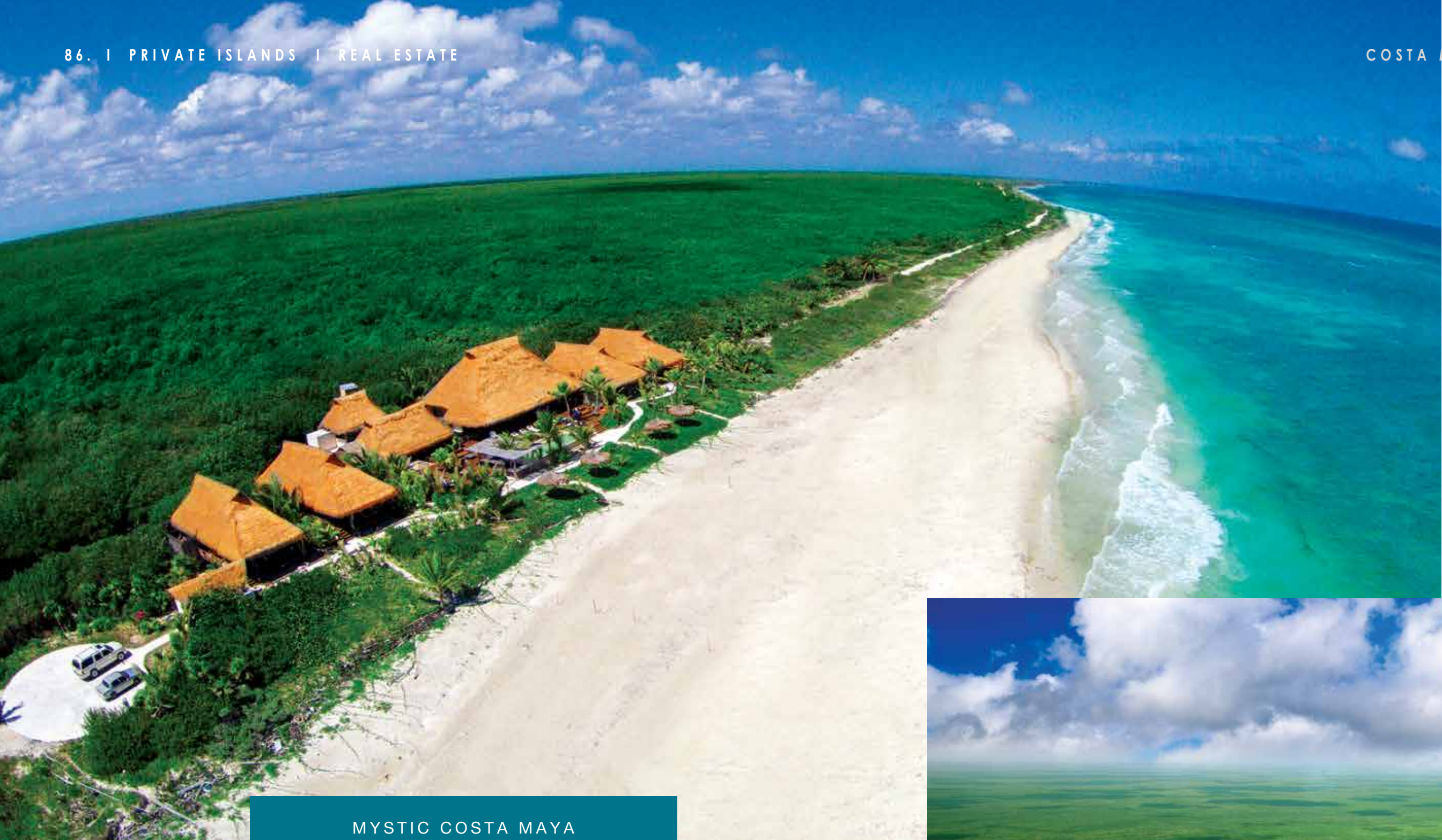
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NASSAU, BAHAMAS

TORONTO, CANADA



MYSTIC COSTA MAYA
3.5 KM BEACHFRONT IN MAHAHUAL, MEXICO

By Nicole Edwards

In the state of Quintana Roo, just south of Cancun, you'll find one of the last destinations in Mexico with luxury and privacy - Costa Maya - off of the small fishing town Mahahual. For centuries, the Mexican Caribbean has been a place fabled for its beauty by all who reached its shores, be they explorers of old or modern day globetrotters. Beneath the calm waters lay shipwrecked boats from the days of discovery, adding the layer of mystic beauty that makes Costa Maya such an incredible offering. A rare jewel called Chinchorros Lodge is the sole development that sits in the heart of the area.

Costa Maya's geographical positioning may be the reason that Chinchorros Lodge is one of Mexico's best kept secrets. On land Costa Maya is fringed by a National Park, allowing impressive indigenous species of flora and fauna to be glimpsed in their jungle habitats while visitors lounge on the white sandy beach. A plunge into the temperate waters will afford travelers the chance to explore a diver's dream - the Chinchorros Atoll - where the Mesoamerican Coral Reef fends off the swell of the Caribbean Sea creating water perfect for divers looking to mingle with the colourful creatures that are part of the area's thriving marine life.

The lodge is remote and expertly integrated into the surrounding nature while still granting visitors quick and easy access to culture-soaked cities. Over 3 kilometers of superior and untouched Caribbean beachfront along with 300 hectares of prime land are available. Chinchorros Lodge and the surrounding area present not only the opportunity to experience the Mexican Caribbean first hand, but to invest in cultivating it as well.

The lodge's accommodations include four bungalows with uniquely modern decoration that strives for a balance between worldly modernism and regional style. Each bungalow has its own private wooden deck facing the sea with hammocks and sunbeds to perch on and admire the view. Amenities in each bungalow include shower stalls and majestic standalone baths built right inside each bed chamber. Unparalleled and individualized service allows





visitors to maximize their private abode. Each bungalow boasts its own private chef and service staff for those seeking the ultimate in intimate privacy. Or visit the estate's central pavilion to enjoy food, drink, and mingling with the select few other guests who have also discovered the hidden treasures of Chinchorros Lodge.

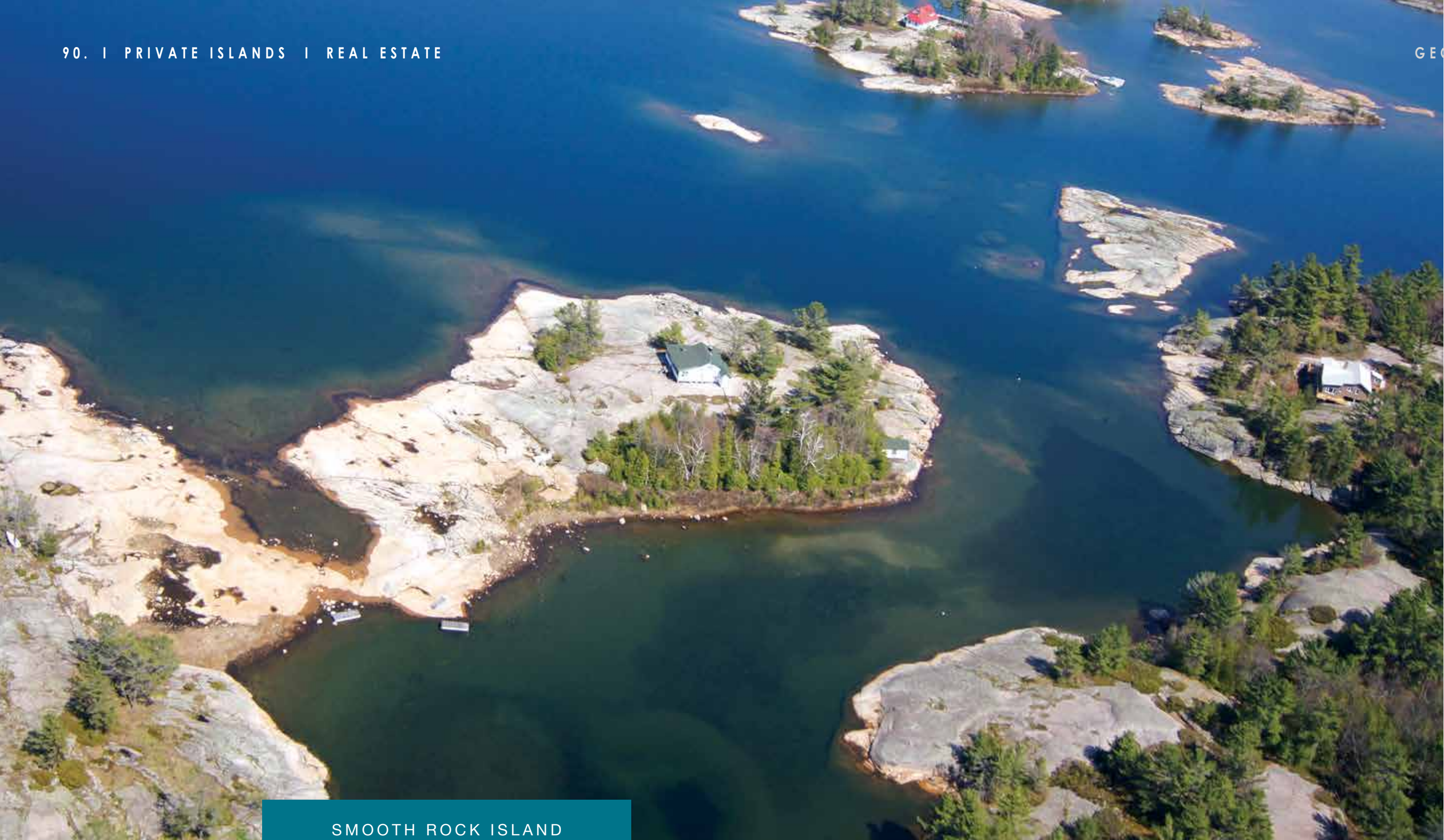
For those with an eye to build upon the lodge's successes, the surrounding 300+ hectares of coveted undeveloped beachfront are ripe with potential for tourist-luring ventures. The first port in Mahahual was completed in 2001 and averages an impressive one million tourists annually. Cruise lines have also begun to spot Mahahual's potential. For the first time in June 2014, 16 cruise ships disembarked on Mahahual and neighboring Cozumel's shores, allowing 48,000 tourists to experience the distinct and attractive local lifestyle. Evidence of a burgeoning tourism boom makes the Costa Maya expanse a rare opportunity for the savvy global investor.

Costa Maya can be accessed by air through Chetumal, the state's capital. Its close proximity to Central American hubs like Ambergris Caye, Belize and Isla Bonita, San Pedro make access via international flight quick and simple. There is also a private airport in Mahahual a 20 minute drive away from the Chinchorros Lodge and surrounding undiscovered Costa Maya area. Arrival by cruise ship is also a weekly occurrence. Visit Chinchorros Lodge for a taste of what's to come in the best kept secret of the Mexican Caribbean.

COSTA MAYA
Mahahal, Mexico
724 acres

PRICE UPON REQUEST

INQUIRIES
Miguel Angel Lemus
998 883 2010 or 998 845 0626
www.lemmus.com



SMOOTH ROCK ISLAND

GEORGIAN BAY, ONTARIO



Smooth Rock Island (c-889) is a beautiful, completely private island in the famous archipelago of Georgian Bay. After a short boat ride from either Killbear Marina or Oakpoint Marina, visitors land on the beautiful granite shores of Smooth Rock Island, which boasts the invaluable feature of a sheltered docking area in a small cove on the island's western side. This property is protected by gorgeous Batteau Island, a place known for its lush greenery and thriving natural wildlife.

The on-site, eco-conscious cottage is the perfect place to take advantage of the scenery that envelopes Smooth Rock Island. There are unencumbered views in all directions across the 1.75-acre island and beyond. Solar-powered light systems as well as solar-powered water systems help harness the benefits of the brilliant light reflecting from the smooth granite characteristic of the area, while reducing the ecological footprint of each visitor.



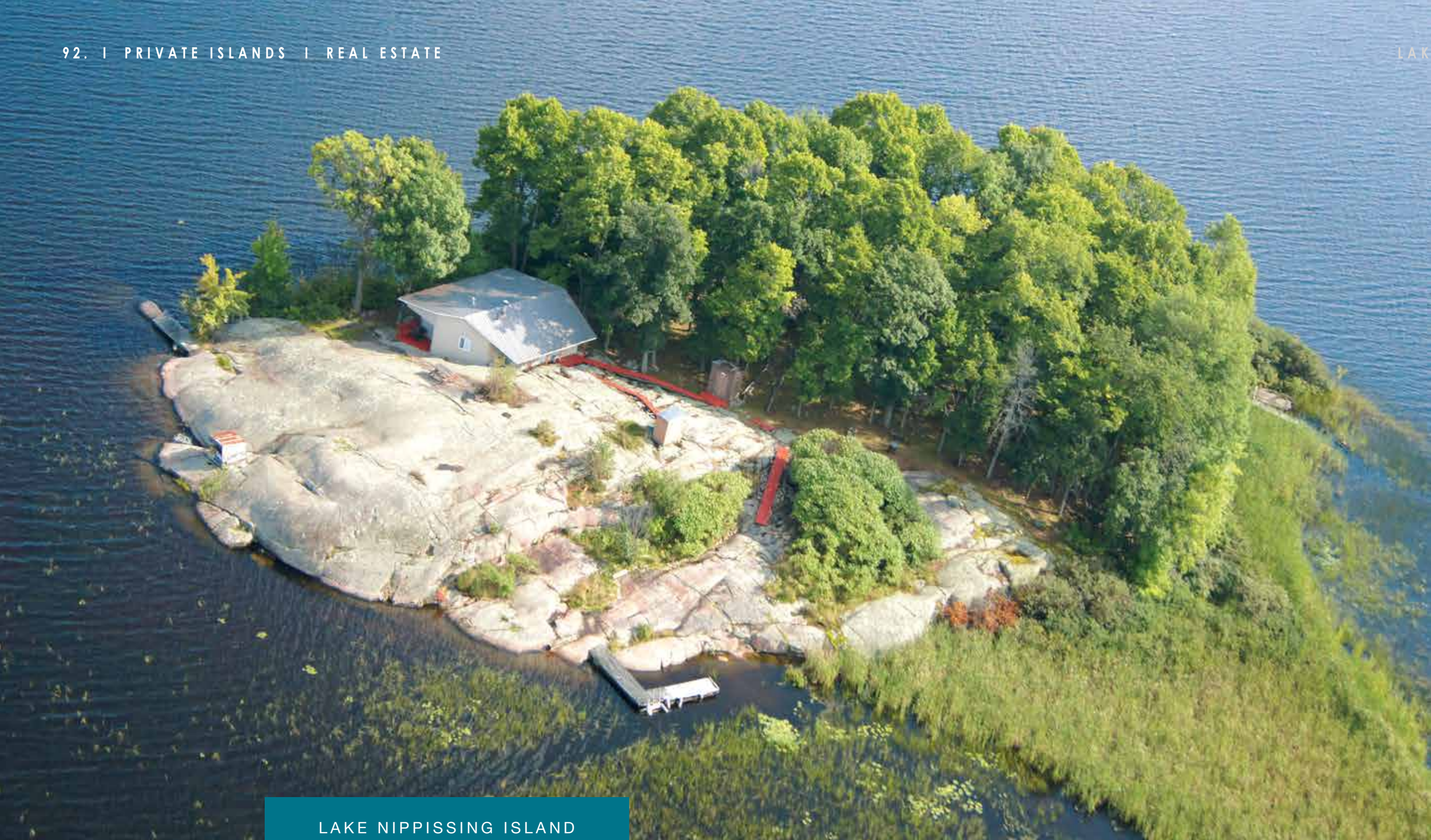
SMOOTH ROCK ISLAND

Georgian Bay, Ontario
1.75 acres

CAD 699,000

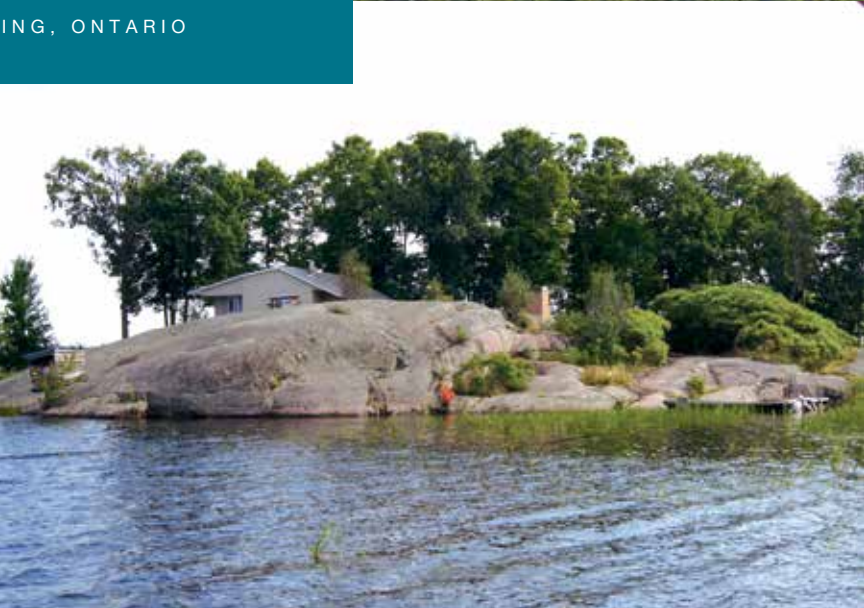
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LAKE NIPPISSING ISLAND

LAKE NIPPISSING, ONTARIO



A bustling population of sea life thrives beneath the gently undulating surface of Ontario's historically rich Lake Nipissing. More than 40 different species of fish call the lake home, flitting about in the waters between the Ottawa River and Georgian Bay. The most highly prized and commonly encountered species include pike, muskie, walleye, yellow perch, whitefish, and smallmouth bass.

In the same granite basin you'll find Lake Nipissing Island (C-905), where a newly renovated cottage sits in a sheltered bay atop sparkling stone and is further insulated by a thick patch of tall trees. The 1.25-acre property in the lake's northwest corner features a quaint, earthy cottage with pine interior that comes fully furnished with all the comforts of home. Pleasant summer fishing trips are inevitable during time at Lake Nipissing Island, and the cottage's three bedrooms mean there is ample space for friends and family to share in the enjoyment of Lake Nipissing's impressive nature.

The insulated cottage also has the convenience of a three-piece bathroom and a cozy living room with a wood-burning stove at the heart of the space. Have freshly caught dinner in the cabin's bright dining room or revel in a picturesque Lake Nipissing sunset at the picnic table just outside while taking in the view of a landscape untouched for centuries. Quick and easy access from the region's closest marina is an added bonus.

LAKE NIPPISSING ISLAND
Lake Nipissing, Ontario
1.25 acres

CAD 219,000

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www.gerhardt-realestate.com



MAI ISLAND

USD 4,800,000 | FIJI, SOUTH PACIFIC | 32 ACRES

Just a short boat ride from the town of Labasa, this freehold island is an amazing display of coconut trees, papaya trees, pineapples and exotic flowers of every kind. One end of the island is planted with Mahogany trees along with a forest of Lipstick palms. There are archeological features on this island that are amazing to explore.

Beautiful island parrots with bright colors of blues and greens and reds will greet you throughout the island allowing you to feed them from your hand. Fresh water springs come directly from the rocks and one forms a beautiful lake where beautiful Koi fish live and greet you at the edge for their morning feeding.

Go fishing, boating, diving, snorkeling, boating or take jet ski excursions to remote, untouched mainland waterfalls cascading down to create natural pools of crystal clear water to swim in and enjoy. Deep water anchorage is available to accommodate large yachts.

PRIVATE ISLANDS INC. | INFO@PRIVATEISLANDSINC.COM | 647 477 5581



MOSHERS ISLAND

CAD 785,000 | NOVA SCOTIA, CANADA | 6.5 ACRES

Situated just minutes off Nova Scotia's mainland on majestic Moshers Island, surrounded by natural forest and lovely beachfront, is a luxurious and fully furnished turn key home accessible in any season. Sail, kayak, canoe and fish from your 665' of private oceanfront. The fully serviced home and 6.5 acre lot for sale border on over 95 acres of forested land. For those wanting more, up to 104 acres can be made available, boasting 4325' of pristine waterfront, for hiking and exploration.

Being a guardian of this rare offering is not your responsibility alone. The Canadian Government has deemed part of Moshers Island protected land to ensure the natural splendor remain intact for future generations. Moshers Island is part of the protected LaHave Island group.

Unparalleled vistas with easy mainland access of this type are rare. Inquire today.

MOSHERSISLANDNS@EASTLINK.CA | 902 529 0441 | WWW.MOSHERSISLANDNS.CA



REEF ISLAND

USD 5,000,000 | WASHINGTON, UNITED STATES | 17+ ACRES

Reef Island is a one-of-a-kind private island comprised of over 17 acres with an original hand carved Haida cabin built by renowned artist, Dudley Carter. There are several outstanding beaches on the island as well as a pasture for animals, a private well, a mooring buoy and tombolo on the southwest corner.

Views are toward the Olympic Mountains with fabulous sunsets toward the coastal Vancouver mountains. The island is located only minutes by boat from Deer Harbor Marina on Orcas Island or Friday Harbor on San Juan Island where one can find full service grocery stores, restaurants, boat rentals, marina vans, whale watching tours and community clubs.

San Juan County is located in the Salish Sea and is a cluster of more than 400 islands with rocky, rugged shorelines as well as several mountains. This is the most extraordinary private island in the San Juan county.

WALLY GUDGELL | WALLY@WINDERMERE.COM | 1 800 842 5770



LIGNUM VITAE CAY

USD 14,000,000 | BAHAMAS, CARIBBEAN | 75 ACRES

Lignum Vitae Cay is a breathtaking island in the Exuma Cays and part of the well known Bock Cay archipelago. One of the most stunning natural finds in the region, this private island is home to unspoiled beaches and breathtaking views captured from its elevations and lush vegetation.

Kevin Cross | kcross@crossandmosko.com | 242 457 1284



WALKER'S CAY

USD 18,000,000 | BAHAMAS, CARIBBEAN | 58 ACRES

For over fifty years, Walker's Cay has been a legendary fishing resort known by fisherman worldwide as the premier deep-sea fishing location. A 2,800-ft airstrip, state-of-the-art electric generating facility, and a marina are on site and approvals in place to re-establish this ultimate fishing paradise.

Kevin Cross | kcross@gmail.com | 242 457 1284



BLUNDER BAY ESTATES

PRICE UPON REQUEST | BVI, CARIBBEAN | 1- 2.25 ACRES

Ensnconed in the exclusive North Sound peninsula (known as a playground for mega-yachts), this secluded luxury residential community has 10 sea-accessible lots including 4 properties that are set on 2 different white-sand beaches, 3 oceanfront, 2 hillside and 1 ocean bluff property.

Blunder Bay Estates | 284 541 0355



JOHNNY'S CAY

USD 5,995,000 | BAHAMAS, CARIBBEAN | 4.46 ACRES

Just a 7 minute boat ride from Hope Town and boasting utilities directly from the mainland, this desirable Turnkey island features a 2 bedroom main residence capturing unrivalled views over the Sea of Abaco, separate guesthouse, marina and 2 amazing beaches .

Kevin Cross | kcross@crossandmosko.com | 242 457 1284



WHITE ISLAND

USD 5,500,000 | GRENADA, CARIBBEAN | 10 ACRES

White Island is an undiscovered gem with white powder beaches, crystal clear water and dramatic topography sheltered by other beautiful islands and coral reefs. Super yachts can be anchored mere feet from its shore and approval is in place for either an ultra luxurious boutique spa hotel or private villa.

Peter Evans | champosa@gmail.com | 473 232 3636



LOVANGO CAY

PRICE UPON REQUEST | BVI, CARIBBEAN | 5+ ACRES

Estate parcels in lush jungle terrain of Tyre Palms and broadleaf flora offer panoramic vistas of Congo Cay with several BVI's in the distance. The 5+ waterfront acres surround a sheltered cove and have been legally subdivided into 7 separate parcels.

Corby Parfitt | corby.parfitt@sothebysrealty.com | 340 776 8949



GREAT DIAMOND ISLAND - 30 WEST SHORE DRIVE

USD 1,600,000 | MAINE, UNITED STATES | 1 ACRE

Situated on the shores of Great Diamond Island and only a 20 minute ferry ride to historic Portland with its highly rated restaurants and museums, this stunning cottage style home sits on over 200 feet of water frontage and just under an acre of land. Incredible views of Casco Bay provide fantastic southern and western exposures.

Extensive custom high-end finishes make this home truly one-of-a-kind. The home offers a spacious gourmet kitchen with custom cabinets that open to the family room, formal living and dining room and open dining hall. With 4 bedrooms upstairs and an additional in-law suite, this island home is ideal for entertaining and hosting out-of-town guests. The expansive lawn and patio provide dramatic waterfront views and the perfect spot to enjoy Maine summers.

The Diamond Cove Homeowners Association allows access to the clubhouse with heated pool, bowling, community room and many other amenities for your enjoyment. There is also a restaurant, general store and full service marina at your disposal.

DAVID BANKS | DBANKS@HOMESINMAINE.COM | 207 553 7302



BROWN ISLAND

USD 749,000 | MAINE, USA | 5 ACRES

This privately owned island gem is located 60 miles NE of Bangor on the pristine and forever wild Nicauous Lake. Dwellings have been lovingly restored with modern amenities. The family style compound includes a main house with a master bedroom, bathroom, living room with a fieldstone fireplace, and a large deck overlooking the beach. In addition, there are 4 separate guest cottages. There is also a custom designed kitchen and great room with a wrap-around deck. All dwellings are turnkey, fully furnished, include all creature comforts including a generator, hot water heater, washer/dryer, two refrigerators, outdoor BBQ gas grill, stove/microwave oven as well as boats, decks and docks.

Nicauous Lake is a long, narrow lake in central Maine that is approximately ten miles long containing 5,165 acres. Widely considered to be one of Maine's most beautiful water bodies, Nicauous offers pristine sand beaches, intricate coves and close to 100 islands.

JOHN COLANNINO | JOHNCOLANNINO@ERADAWSON.COM | 207-947-3363



COUSINS ISLAND - 26 HAMILTON WAY

USD 2,650,000 | MAINE, UNITED STATES | 1.2 ACRES

This Joe Waltman designed 3 level home was built by Anastos and Nadeau and has approximately 200 ft. of water frontage with dock on Cousins Island. The 5 bedroom 4-1/2 bath house has approximately 5,200 sq.ft. and is high-end finished throughout with custom detailing. The grand foyer has intricately designed hardwood floors and stunning water views through the living room which has a gas fireplace and built-ins with a curved wall of windows with water views. The dining room has French doors with walk out to an oceanfront deck. The kitchen includes an eat-in with built-in seating, breakfast bar, 2 built-in bars, marble counters, custom cabinetry and large butlers pantry with built-in cabinetry.

The master bedroom on the first floor has a gas fireplace, spacious bath with 2 vanities, jetted tub, custom walk-in shower and slider doors to waterfront deck. The lower level includes an indoor lap pool with walk out to the backyard.

DAVID BANKS | DBANKS@HOMESINMAINE.COM | 207 773 2345



JOST VAN DYKE

PRICE UPON REQUEST | BVI, CARIBBEAN | 150 ACRES

Waterfront lots with magnificent views laid out for privacy and ease of access. Land for sale ranges from USD 150,000 to USD 500,000 per acre. In the epicentre of BVI tourist destinations, neighbouring properties include St. John and St. Thomas Islands. sof the USVI,

Maritha Keil | martha@bvisir.com | 284 340 5500/5555



SCRUB ISLAND

PRICE UPON REQUEST | BVI, CARIBBEAN | 230 ACRES

Lots ranging from 1.5 to 8 acres are available – all with equally magnificent views of the Atlantic Ocean, Caribbean Sea, and mountainous islands of the BVI. Scrub Island's Governor's Point has yet to be developed and features easy beach access.

Maritha Keil | martha@bvisir.com | 284 340 5500/5555



NAIL BAY LAND

USD 6,200,000 | BVI, CARIBBEAN | 60 ACRES

Once home to a 19th century sugar plantation, Nail Bay Land is historic and beautiful. Gorda Peak National Park and lively coral reef make the hilltop land perfect for residential or commercial development. Leasehold with 153 years remaining.

Maritha Keil | martha@bvisir.com | 284 340 5500/5555



ELIZABETH ISLAND

PRICE UPON REQUEST | AUSTRALIA, SOUTH PACIFIC | 64.5 ACRES

This beautiful island sanctuary is less than 2 hours away from Melbourne and one of the few freehold title islands in Victoria. It features an eco-designed house, caravan, jetty and both sandy and deepwater areas. A perfect island for swimming, fishing, boating, bird watching and nature walks.

Anne Tillig | anne@elizabethisland.com.au | 0419 770 607



OYSTER ISLAND

USD 2,500,000 | VANUATU, SOUTH PACIFIC | 65 ACRES

This iconic island has been visited by many - including the rich and famous. The established resort uses only about 25% of the island and the rest is covered with magnificent rainforest trees. Amenities include numerous sandy beaches, snorkeling reefs as well as main power/fresh water from mainland.

Warren Moore | warren@firstnationalsanto.com | +67837551



BOKISSA ISLAND

PRICE UPON REQUEST | VANUATU, SOUTH PACIFIC | 176 ACRES

This glorious, pristine environment is currently operated as a 16 bungalow exclusive eco-resort with 176 acres of tropical rainforest, white sandy beaches, surrounding coral reefs to 80m deep, world class dive sites, long hardwood jetty, 2 sewerage systems, 3 generators, water supply and pool.

Dave Cort | dave@bokissa.vu | +61755905607



ISLA PALOMA

USD 400,000 | PANAMA, CENTRAL AMERICA | 0.25 ACRES

Located on the north side of Panama in the Bocas Del Toro region, Isla Paloma is a private island under an acre in size, developed with a fully-equipped 2-bedroom house.

The house features loft space, a walk-in closet, 1 bath, a kitchen, dining, pantry, laundry room, garden, workshop, party-shack and beach, boathouse and swim dock. It is built with local hardwood, cana fistula, and is completely furnished. Equipped with new appliances, and stocked with all kitchen ware, bedding and bath linens, it is completely ready to move-in!

The island boasts a white sandy beach, 45 foot elevation, and is lovingly landscaped with xeriscape design. A variety of tropical birds and exotic tropical plants inhabit the island. Surroundings include a shallow lagoon with a circle of mangroves, as well as a beautiful reef. Magnificent views of the mountain range and spectacular sunrises and sunsets complete this paradise.

NICOLE EDWARDS | INFO@PRIVATEISLANDSINC.COM | 647 477 5581



FARAWAY

USD 7,850,000 | ONTARIO, CANADA | 50 ACRES

Located near Killarney on a pristine swath of Georgian Bay shoreline is a cozy four season getaway with every imaginable modern convenience from wine fridge to hot tub, from outdoor sound system to chef style gas range.

“Faraway” is set on sandy soil and has a civilized tameness that comes from its green lawns, thriving perennial and vegetable gardens, natural beach with warm shallows for wading, and, at your back door, a tranquil fish pond fed by gentle waterfalls. Supremely private with 50 acres of lush forest and sugar maple bush, “Faraway” has almost 3000 feet of water frontage, and a surrounding necklace of protected Crown Land.

Over 25 miles of nature trails crisscross the property and there are several lakes around the property including Badgley Lake which is 600 feet above sea level and 30 feet deep. Your pontoon boat with a quiet electric motor is docked here for leisurely cruises along the shore.

GEORGE WEBSTER | GEORGE.WEBSTER@MOFFATDUNLAP.COM | 416 938 9350



CIRELLA ISLAND

EUR 570,000 | ITALY, EUROPE | 27 ACRES

Located in the Tyrrhenian Sea in Calabria, Cirella island rises about 40 meters above sea level. The limestone cliffs of the island, subject to marine erosion, have created many caves and coves. On the top of the island are the ruins of a military fortification, built in 1562.

Nicole Edwards | info@privateislandsinc.com | 647 477 5581



ISLAND OF LINGA

PRICE UPON REQUEST | SCOTLAND, EUROPE | 63.75 ACRES

Year round accessible Island of Linga is located close to Shetland, which is the most northerly island group of the British Isles. It is a place of spectacular scenery and beauty with an abundance of wildlife and sheltered from the Atlantic. An exciting business opportunity with planning consents.

Neil Risk | mail@neilrisk.com | 01595 695262



WAVI ISLAND

USD 1,250,000- 2,900,000 | FIJI, SOUTH PACIFIC | .64-1 ACRE

Never before has an opportunity like this existed in Fiji where you can own your own freehold island lot complete with 5 star resort amenities. A rare and limited opportunity to secure one of 15 freehold lots and one Showcase Villa. Linked to Fiji's second largest mainland by private 450 metre bridge.

Tom Pichler | tp@mpcc.net.au | +61 419116642

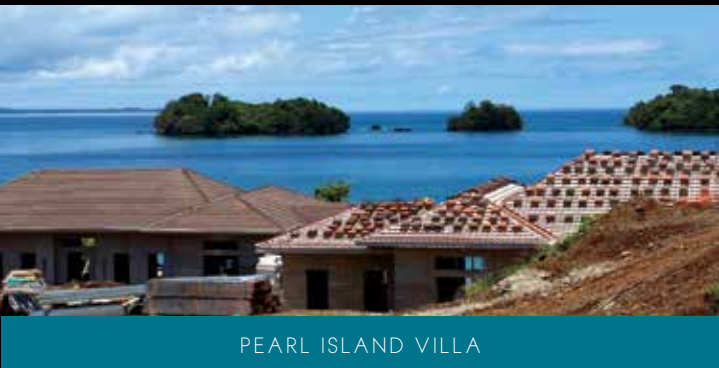


MACUATA ISLAND

USD 2,850,000 | FIJI, SOUTH PACIFIC | 100 ACRES

Macuata island is the last freehold island near Viti Levu that is for sale and an ideal investment for someone who wishes to have a private getaway in paradise. Volcanic in origin, the island sits on a coral reef 400 meters from shore and is surrounded by clear blue protected water up to 20 meters deep.

Private Island Inc. | info@privateislandsinc.com | 647 477 5581

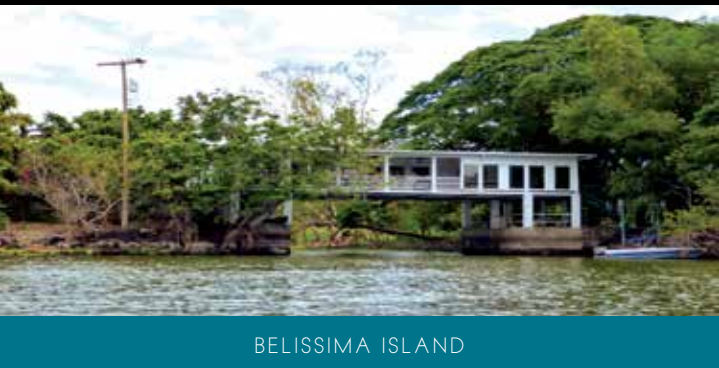


PEARL ISLAND VILLA

USD 2,100,000 | PANAMA, CENTRAL AMERICA | .22 ACRES

This villa located on a private island community in the Pearl Islands is due for completion by April 2015. It will feature unobstructed views of the lush tropical surroundings and white sand beaches. A 3,451 sq.ft. 3 bedroom home includes large living spaces, an infinity pool and plenty of outdoor areas.

Carlos Camaño Ruiz | carlos@panamaequity.com | 507 6671 5855



BELISSIMA ISLAND

USD 585,000 | NICARAGUA, CENTRAL AMERICA | .9 ACRES

Belissima Island, a stunning island located on Lake Nicaragua near the town of Granada has beautiful vegetation all around and amazing views of the volcanoes. The island has a simple house made of wood and metal, a couple of terraces, a bridge and 2 docks with no building restrictions in place.

Ana Chamarow | achamorrol@hotmail.com | 647 477 5581



TIVI ISLAND

USD 7,500,000 | FIJI, SOUTH PACIFIC | 150 ACRES

This freehold island is absolutely unspoilt with many coconut palms, mango trees, a bamboo grove, 5 bays, pure white sandy beaches, a rare fresh water spring and numerous excellent building sites. It is surrounded on 3 sides with a healthy mangrove near a coral reef and fishing is plentiful.

Nalin Karia | naln3@bigpond.com | 61 408992822



NUKUDRAU ISLAND

PRICE UPON REQUEST | FIJI, SOUTH PACIFIC | 46 ACRES

This island is located in Netewa Bay and is subdivided into 25 individual lots with separate titles. All of the lots are beachfront or waterfront and some allow for over-water villas. The topography of the island is incredible with 7 peaks that rise up out of the sea; every home will have an amazing view.

Private Islands Inc. | islands@privateislandsnline.com | 647 477 5581



LAGUNA AZUL

USD 2,200,000 | PANAMA, CENTRAL AMERICA | 2.47

The Laguna Azul Eco Boutique Hotel with spacious ambiances is built right on the sea with top-notch construction, water-treatment plant, power generator and rainwater harvesting system. Surrounded by untouched mangrove, the area is ideal for snorkeling and canoeing, and is home to turtles and dolphins.

Paola Vaisberg | vaisbergproducciones@gmail.com | +541148063396



ISLA TORTUGA

USD 1,200,000 | CHILE, SOUTH AMERICA | 309 ACRES

Isla Tortuga is an unspoiled paradise offering abundant flora and fauna, epic views of the lower Andes mountains, natural lakes, heights up to 200 metres and a lot of natural history situated in a protected bay with calm turquoise waters along a beach of white sand and a freshwater lagoon.

Sebastien Emden | semden@alaluf.com | 56 9 84393368



SAU SAU ISLAND

PRICE UPON REQUEST | FIJI, SOUTH PACIFIC | 15 ACRES

A beautiful island with incredible topography, this property was once featured in hit TV series Survivor as Exile Island. It has a large, level beachfront and high peaks that afford fantastic views. The many low tide areas create patches of soft, white, powdery sand.

Private Islands Inc. | info@privateislandsinc.com | 647 477 5581



COSTA MAYA

PRICE UPON REQUEST | MAHAHUAL, MEXICO | 741 ACRES

Chinchorros Lodge is a luxurious and secluded getaway on Costa Maya. Surrounding the lodge is a 300+ hectares stretch of land and 3.5 KM of beachfront property ready for development. The lodge can be rented to experience the beauty of the area before investing.

Miguel Angel Lemus | miguel@lemmus.com | 998 883 2010/ 998 845 0626



CLAPBOARD ISLAND WEST

USD 5,995,000 | MAINE, USA | 22 ACRES

With 3,200 ft. of owned water frontage on Casco Bay and access to 5 beaches, this property comes with a meticulously restored estate built in 1898 and has 10 bedrooms, 13 fireplaces, 7 full and 2 half baths, a large stone pier, boathouse, playground, helicopter pad, guest house and large barn.

David Banks | dbanks@homesinmaine.com | 207 553 7302



FOYS LAKE ISLAND

USD 1,875,000 | MONTANA, UNITED STATES | 5.29 ACRES

This unique 1 acre lakeshore property with septic approval and building site facing the 4.29 acre island on beautiful Foys Lake has a little piece of paradise to offer the outdoor enthusiast. An ideal location to build your dream home near Lone Pine State Park, yet just minutes from Kalispell.

Justin Sheeran | justin.sheeran@WestVentureRealEstate.com | 406 751 5641



STRUM ISLAND

PRICE UPON REQUEST | NOVA SCOTIA, CANADA | 9.8 ACRES

Strum Island in the heart of Mahone Bay has a custom built 9,500 sq.ft. home, numerous covered decks, 4th floor observation tower with spectacular 360-degree views, the 'Rose Hut', vegetable gardens and trees, wharf, boathouse and more.

Mariana Cowan | mvc@supercityrealty.com | 902 221 4498



NORTH TRAIL ISLAND

CAD 2,282,000 | BRITISH COLUMBIA, CANADA | 32 ACRES

North Trail Island is in a group of 4 islands located in the Strait of Georgia close to the mainland shores across from Sechelt. This nicely forested island features a 2 bedroom 1200sq.ft. main residence, 2 bedroom 1100sq.ft. cabin, 40ft. dock, barn and cleared pasture.

Ed Handja | edhandja@bcoceanfront.com | 250 286 3293



ST. PHILLIPS ISLAND

USD 23,777,000 | SOUTH CAROLINA, UNITED STATES | 4680 ACRES

"St. Phillips Island is a perfect place for a modern day Robinson Crusoe." The Turner family and their friends have enjoyed sailing, fishing and entertaining here for 35 years. Amenities include owner's residence, manger's house, maritime forest, long white sandy beaches and total privacy.

Chip Hall | cohplantation@aol.com | 843 958 0222



PETRA ISLAND

PRICE UPON REQUEST | NEW YORK, USA | 11 ACRES

Located just 50 miles north of New York City on the very private Lake Mahopac, Petra Island features 2 houses designed by famed American architect Frank Lloyd Wright; the main cottage was built in 1950 and the main residence is truly a triumph of modern architecture boasting 1,500sq.ft. of skylights.

Nicole Edwards | info@privateislands.com | 647 477 5581



ARTHUR ISLAND

CAD 1,850,000 | ONTARIO, CANADA | 3.5 ACRES

Located in the heart of one of southern Georgian Bay's most vibrant and active communities, this classic and stunning 4 bedroom and 4 bath 2-storey custom designed cottage with 3,600 sq.ft. is ingeniously built into a rise in the smooth-rock shoreline. Includes a 400 sq.ft.cabin.

Peter Cooper | peter.cooper@moffatdunlap.com | 905 841 7430



MANCHEE ISLAND

CAD 1,580,000 | ONTARIO, CANADA | 5.2 ACRES

The 3 season home of a noted local builder, this private island features a gracious custom built, 3 bedroom, 2 bath main cottage, a 550 sq.ft. guest cabin, a covered 2 slip boat shed, a dockside workshop, spacious terraced decking for waterside entertaining and generous docking for 6-8 boats.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



LITTLE HAWKINS ISLAND

USD 20,000,000 | GEORGIA, UNITED STATES | 3 ACRES

This island paradise is accessed via a privately gated 110ft. concrete bridge set within a prestigious gated island community. Designed as a small village of 4 discrete buildings with 22,000 sq.ft. under roof, and composed of a main residence, 2 guest cottages and a club set in a waterside setting.

Del Masters | delwmasters@gmail.com | 912 638 5161



SINCLAIR ISLAND

USD 1,295,000 | WASHINGTON, UNITED STATES | .7 ACRE

This island parcel has an impeccable craftsman style home with gated entrance on a sandy beach with low bank 200 foot waterfront facing west. The home has 3 bedrooms and 2.5 bathrooms featuring vaulted ceilings with log beams. Sinclair Island is easily accessible in under 2 hours from Seattle.

Pat Pedersen | patped920@gmail.com | 360 421 4884



KISHKADENA ISLAND

PRICE UPON REQUEST | ONTARIO, CANADA | 7 ACRES

Located in Pointe au Baril of Georgian Bay and unquestionably one of the finest outer islands in one of the most desired areas of Georgian Bay, this island comprises 2 legally separate lots with 2 independent cottages. Beach Cottage is 5,000 sq.ft. with boathouse and Cliff Cottage is 1,632 sq.ft.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



MAUD ISLAND

CAD 2,295,000 | ONTARIO, CANADA | 18 ACRES

Located on the south channel in Georgian Bay. Offering the opportunity to hike, play tennis, swim off sandy beaches. The island has a main lodge, "hideaway" cottage, a caretaker's cottage, 2 guest cottages, a boathouse as well as a 2 room children's playhouse.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



THE TRYON ISLANDS

CAD 2,650,000 | ONTARIO, CANADA | 6.4 ACRES

The Tryon Islands are a spectacular archipelago comprising 2 main outer islands and a third smaller island with 2 state of the art cottages and sleeping cottage. The islands are set in pristine waters amongst shoals, outcroppings, Crown islands, and a National Park administered archipelago.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



LAKE NIPISSING ISLAND C-905

CAD 219,000 | ONTARIO, CANADA | 1.25 ACRES

A renovated, insulated and cozy 3 bedroom cottage featuring pine interior, nice kitchen with propane stove and fridge, 3-piece bath, oil stove, vinyl siding and metal roof sits on a beautiful rocky outcrop and comes fully furnished in a sheltered bay which is ideal for duck hunters and fishermen.

Michael Gerhardt | gerhardt65@gmail.com | 705 746 4221



RICHARDSON ISLAND

CAD 1,950,000 | ONTARIO, CANADA | 10 ACRES

A 10-acre ultimate private island on Lake Nipissing with spectacular views has a number of original log cabins handmade decades ago totaling 13 bedrooms, 6 bathrooms, 3000sq.ft. of living space, landing area for a float plane and a 10 minute boat ride from the local marina.

Storey Badger | sbadger@sothebysrealty.ca | 416 960 9995



REEF ISLAND

CAD 8,995,000 | ONTARIO, CANADA | 5+ ACRES

This centrally located 5+ acre island on Lake Joseph includes a 6-bedroom classic Muskoka cottage, 3+1 slip boathouse with additional living quarters, sports court, batting cage, putting green, 1 km long walking/running loop and a Caribbean sand beach.

Ben Imrie | ben@imuskoka.com | 705 706 2099



PARADISE ISLAND

CAD 699,000 | ONTARIO, CANADA | 1.75 ACRES

Located near Batteau Island, this mostly smooth granite 1.75 acre island has panoramic views in all directions. The 2 bedroom rustic cottage with loft sleeps 12, has living room with granite fireplace, porch, kitchen with propane appliances & solar powered lights & water pressure system.

Michael Gerhardt | gerhardt65@gmail.com | 705 746 4221



FRANQUILITY ISLAND

CAD 1,395,000 | ONTARIO, CANADA | 3.64 ACRES

This spectacular island in Georgian Bay is nestled in a quiet bay of popular Franklin Island with both a rocky shoreline and private sandy beach, 2,600 sq.ft. 2009 built 3 bedroom, 2.5 bathroom Viceroy cottage with wrap around deck, covered porch, boat storage/game building, bunkie and solar system.

Matt Mosher | info@mattmosher.ca | 705 746 9336



BASS ISLAND

CAD 11,800,000 | ONTARIO, CANADA | 11 ACRES

Elegantly designed architectural masterpiece on Lake Muskoka built in 2014 -11 acre island presenting 11,000 sq. ft. of luxury living which includes a 2 bedroom guesthouse. Expert craftsmanship and exquisite building materials sourced from around the globe.

Storey Badger | sbadger@sothebysrealty.ca | 416 960 9995



DAO ISLAND

USD 5,000,000 | PHILIPPINES, ASIA | 118 ACRES

The Palawan region has been named by National Geographic as the best island destination in South East Asia and Top 10 island destination in the world. All necessary permits and licences are in place for a turnkey project for a luxury resort development as well as over 1000 pages of documentation.

Private Islands Inc. | islands@privateislandsnline.com | 647 477 5581



WHITE PIGEON ISLAND

CAD 2,550,000 | ONTARIO, CANADA | 4.86 ACRES

Located in the beautiful Sans Souci Community of Georgian Bay, this private island includes an architect designed 5 bedroom main cottage, 5 bathrooms, floor to ceiling windows throughout, extensive docks, a dry boat house and a beautiful guest cabin.

Ben Imrie | ben@imuskoka.com | 705 706 2099



WILD ROSE ISLAND

CAD 299,500 | ONTARIO, CANADA | 5 ACRES

This 5-acre island property on Pickerel River, with 2+ extra acres of crown land has a well maintained 3 bedroom cottage with all the comforts of home including a jetted tub and steam bath, and is a 5 minutes from the marina.

Michael Gerhardt | gerhardt65@gmail.com | 705 746 4221



FLORES ISLAND

PRICE UPON REQUEST | INDONESIA, ASIA | 99.56 ACRES

A truly one of a kind opportunity exists for building luxury resorts or villa complexes on this neighbor of Bali with possible overwater villas over the lagoon. Ten beaches as well as flatlands are included in the purchase and only a 20 minute boat ride from the fascinating Komodo National Park.

Maxim Gorskiy | maxim@raywhiteparadise.com | +62 (0) 361 737 357



CAT ONG ISLAND

USD 2,000,000 | VIETNAM, ASIA

There are 4 separate beaches on Cat Ong Island and an Eco-Lodge resort which has sixteen 70 sq.metre water front bungalows each with their own bathroom inside, a lobby, a 700 sq.metre restaurant and a bar. All the furniture is included. The lodge re-opened in 2013 after a 3 year construction.

<http://www.privateislandsnline.com/islands/cat-ong-island>

www.lps-china.com

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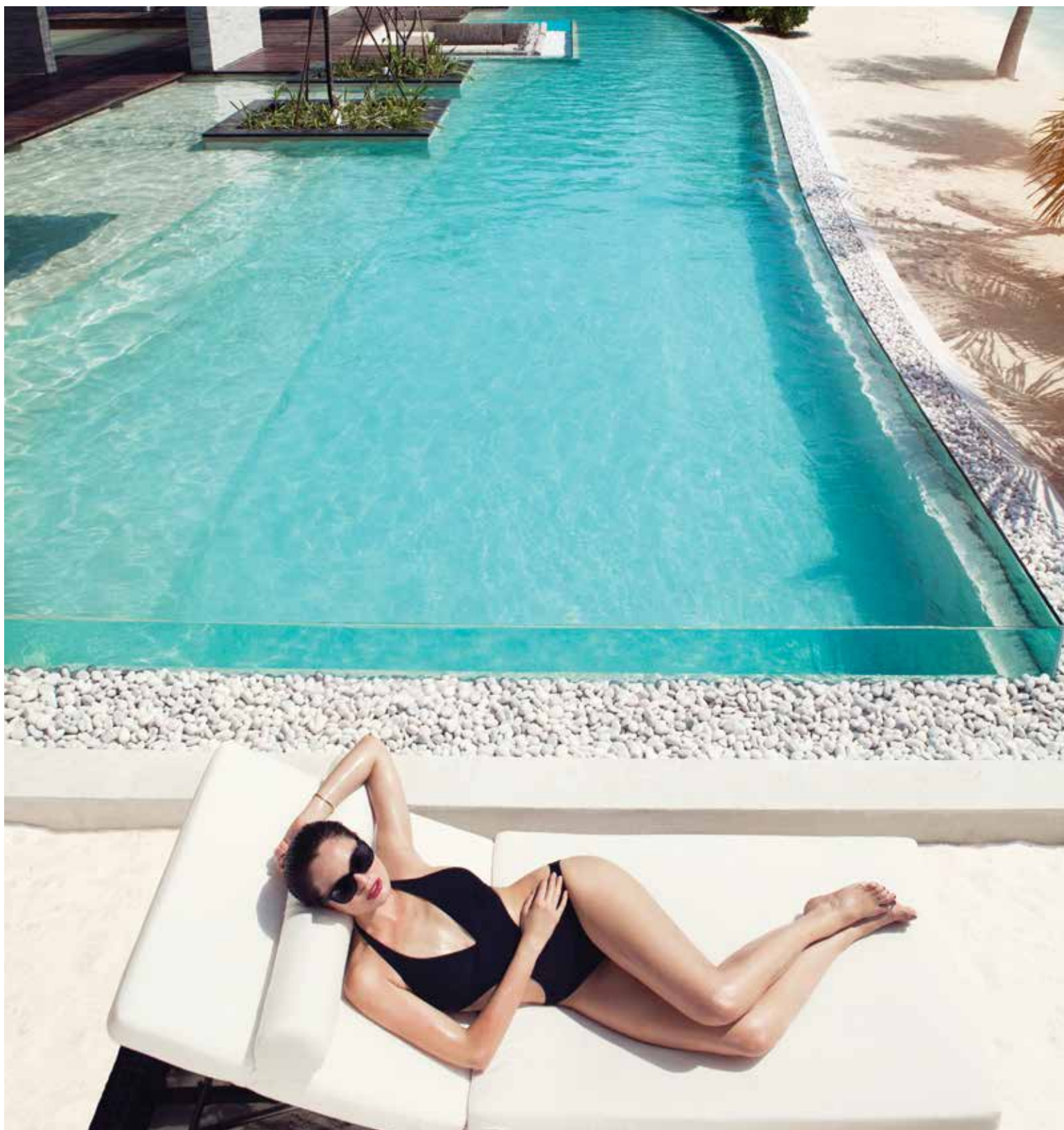
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